



Transcendence Bodywork LLC CUP24-04

Planning Commission Hearing – August 22, 2024

Amy Schwenner
Planner





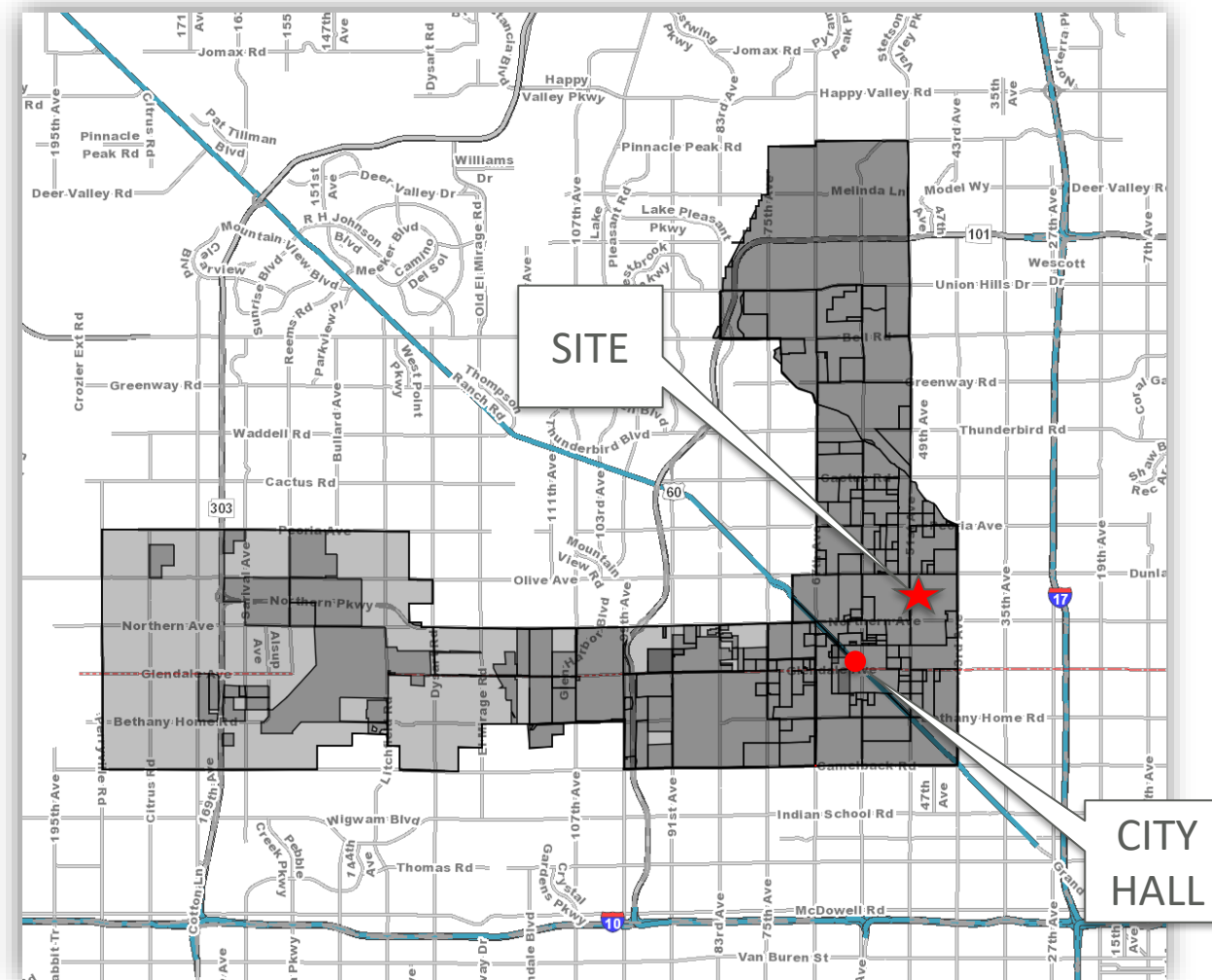
Request

- Conditional Use Permit
 - Required per Unified Development Code for C-O zoning district
- Specific Use
 - Massage therapy to manage pain, promote relaxation and aid in wellness goals

Vicinity Map

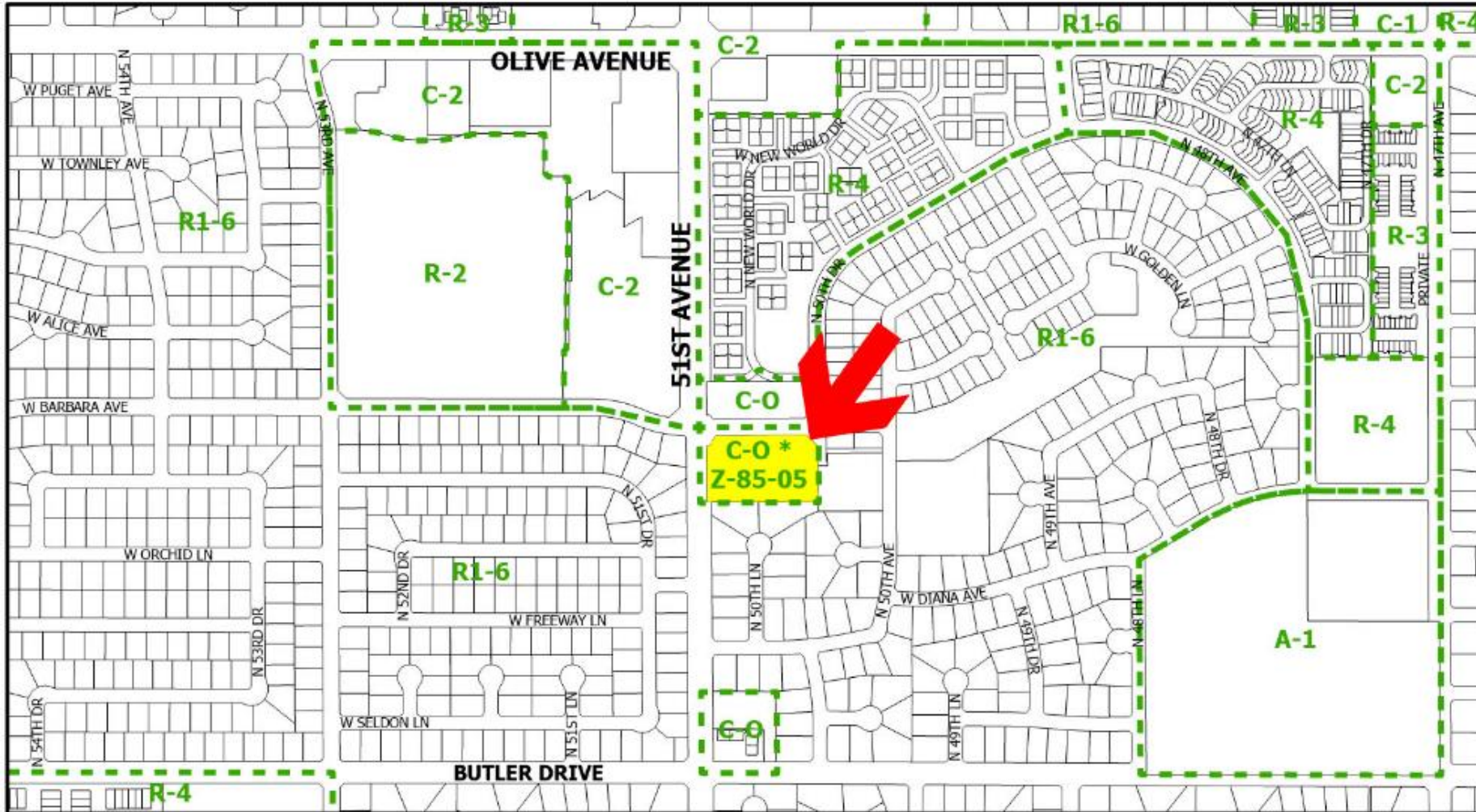
- Project Location

- Southeast corner of North 51st Avenue and West Barbara Avenue





Zoning Map





Aerial Map





Project Details

- Office Suite
 - Reception area and 1 treatment room with total of 271 sf
- Employees
 - Self + Receptionist (Future)
- Clients
 - Approximately 20±
- Operations
 - Monday through Saturday
 - 9 am to 6 pm

Table 2.600-1: Table Of Allowed Uses for Professional Office Districts

P = Permitted Use C = Conditional Use X = Prohibited SU = Special Use District

Specific Use Type	Professional Office Zoning Districts			
	R-O	C-O	G-O	Supplemental Use Regulations
Coffee Shop, Café or Bakery	X	P	P	
Commercial Entertainment, Outdoor	(requires SU)	(requires SU)	(requires SU)	Sec. 35.2.902
Drive-Through	X	X	X	Sec. 35.3.103.N
Financial Institution	X	P	P	Sec. 35.3.103.O
Hotels, Resort	(requires SU)	(requires SU)	(requires SU)	Sec. 35.2.902
Massage and Spa Establishments	X	C	C	
Medical, Offices and Clinics	P	P	P	Sec. 35.3.103.S
Medical, Urgent Care	X	X	P	
Medical, Hospitals	X	X	P	
Marijuana Dispensary	X	X	P	Sec. 35.3.103.T
Office, Business or Professional	P	P	P	
Personal Services	X	X	P	Sec. 35.3.103.Y



Public Involvement

- No Neighborhood Meeting
 - Aligned use with medical office building
- Notification
 - Notification Letters Mailed: June 17, 2024
 - Postcards Mailed: July 26, 2024
 - Arizona Republic: July 31, 2024
 - Site Posting: August 1, 2024



Elevations





Findings & Analysis

- Consistent with the policies and purpose of General Plan
 - No amendment to General Plan; no change to Zoning; allowed use in C-O
- Not materially detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood
 - No excessive sounds, smells or vibrations; standard operating hours



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
 - 1 move-in ready treatment room; no exterior or interior building modifications
- Adequate access to public streets, safe and efficient on-site circulation
 - 2 driveway access with no changes to existing parking lot
- Stipulations to mitigate anticipated detrimental effects
 - Development shall be in substantial conformance with the project narrative, dated June 12, 2024



Recommendation

Staff recommends APPROVAL of CUP24-04 subject to the following stipulation:

Development shall be in substantial conformance with the project narrative, dated June 12, 2024.



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