



KidsUnited CUP25-16

Planning Commission Hearing – March 26, 2026

Lora Lakov
Planner





Request

Conditional Use Permit (CUP25-16) to allow a Health and Fitness Center in the Planned Area Development (PAD) zoning district.

Applicant / Owner:

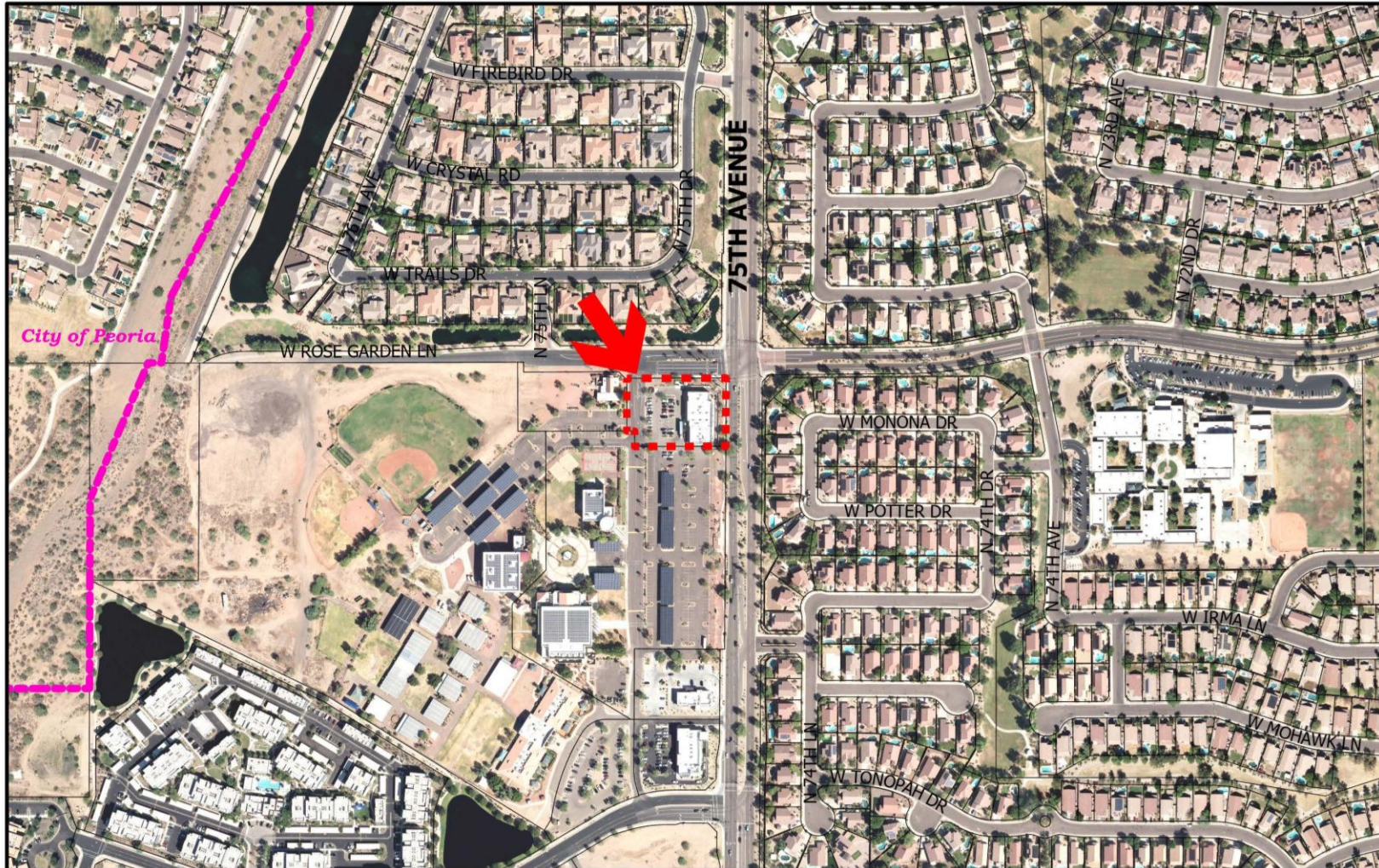
Sumit Arora-KidsUnited/ Ellsworth Income Properties LLC



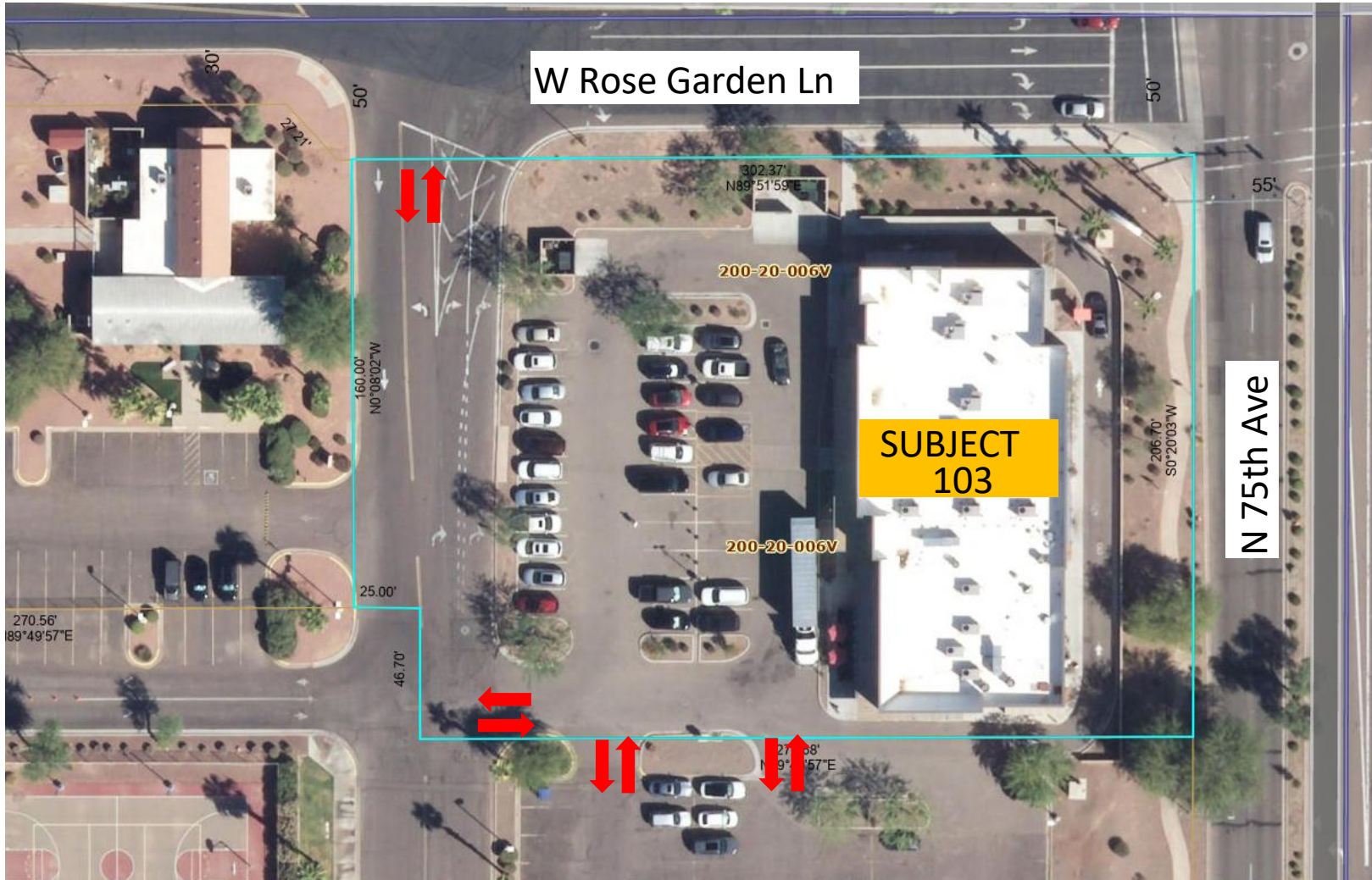
Zoning Map



Aerial Map



Site Plan





Public Involvement

- Notices mailed January 12, 2026
- Property posted on site on February 26, 2026
- Hearing notices mailed on February 27, 2026
- Advertised in the *Arizona Republic* on March 4, 2026



Findings & Analysis

- Consistent with General Plan
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on- site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of CUP25-16, subject to the following stipulation:

Development shall be in substantial conformance with the Site Plan date stamped December 29, 2026, and Project Narrative, date stamped February 10, 2026.



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