



MEMORANDUM Transportation & Development – PZ Memo No. 14-005

DATE: FEBRUARY 5, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *JMK JKM*
FROM: SUSAN FIALA, CITY PLANNER *SFAF*
SUBJECT: ZUP13-0031 FIERCE HAIR BY SACHA

Request: Use Permit approval to operate a hair salon business in the Plaza Del Rey development zoned High Density Residential (MF-3)

Location: 497 West Ray Road, Suite 2, southeast corner of Ray Road and Iowa Street

Applicant: Larry Allen

RECOMMENDATION

Planning Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject business will be located at 497 West Ray Road, Suite 2, southeast corner of Ray Road and Iowa Street. The property is adjacent to multi-family developments on the south and east. The intersection of Ray Rd. and Iowa St. is developed with retail and office uses including a mini-mart, barber shop, restaurant, and a Sonic. Plaza Del Rey tenants are tax, accounting, and insurance businesses.

The request is for Use Permit approval to operate a hair salon business in Plaza Del Rey. The property is zoned High Density Residential (MF-3) which permits uses permitted by Use Permit that are compatible with other uses in the area and is consistent with the General Plan.

Plaza Del Rey is accessed via driveways from Ray Road and Iowa Street. The site is approximately 0.41 acres with 3,612 square feet (sq. ft.) of building area in five suites and was built in 1976.

Parking ratios for the tax and insurance offices follow the General Office category which requires one (1) parking space per 250 sq. ft. and the proposed hair salon is considered a Personal Service use with 1 space per 150 sq. ft. of floor area. Suites 1, 3, 4, and 5 are office uses comprising 2,805 sq. ft. and require 12 parking spaces. Suite 2 is the proposed salon of 807 sq. ft. and requires 5 parking spaces for a total of 17 required parking spaces. There are 20 existing parking spaces which exceed the required number.

The hair salon suite will submit tenant improvements to accommodate a color and cutting room, waiting room, and a washing station. The proposed business operator and one or two assistants would provide hair cutting, coloring, extensions, and waxing to a maximum of two clients at a time. The hours of operation are 9 a.m. to 5 p.m. on Tuesdays and Wednesdays, 9 a.m. to 6 p.m. on Thursdays, and 8 a.m. to 6 p.m. on Fridays and Saturdays. All clients are by-appointment only.

DISCUSSION

Planning Staff supports the request, finding the proposed use is a compatible addition to the existing office development. This type of use typically parks at a lower rate than office uses and operates with a minimal numbers of clients during normal business hours. The personal service business is consistent with the intent of the General Plan, in that the business is compatible with the surrounding businesses and is a low traffic generator. Planning Staff is not recommending a time condition with this request.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 13, 2014, at the Downtown Community Center. No one other than the applicant attended.
- As of this writing, Planning Staff has not received any inquiries or opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP13-0031 FIERCE HAIR BY SACHA, subject to the following conditions:

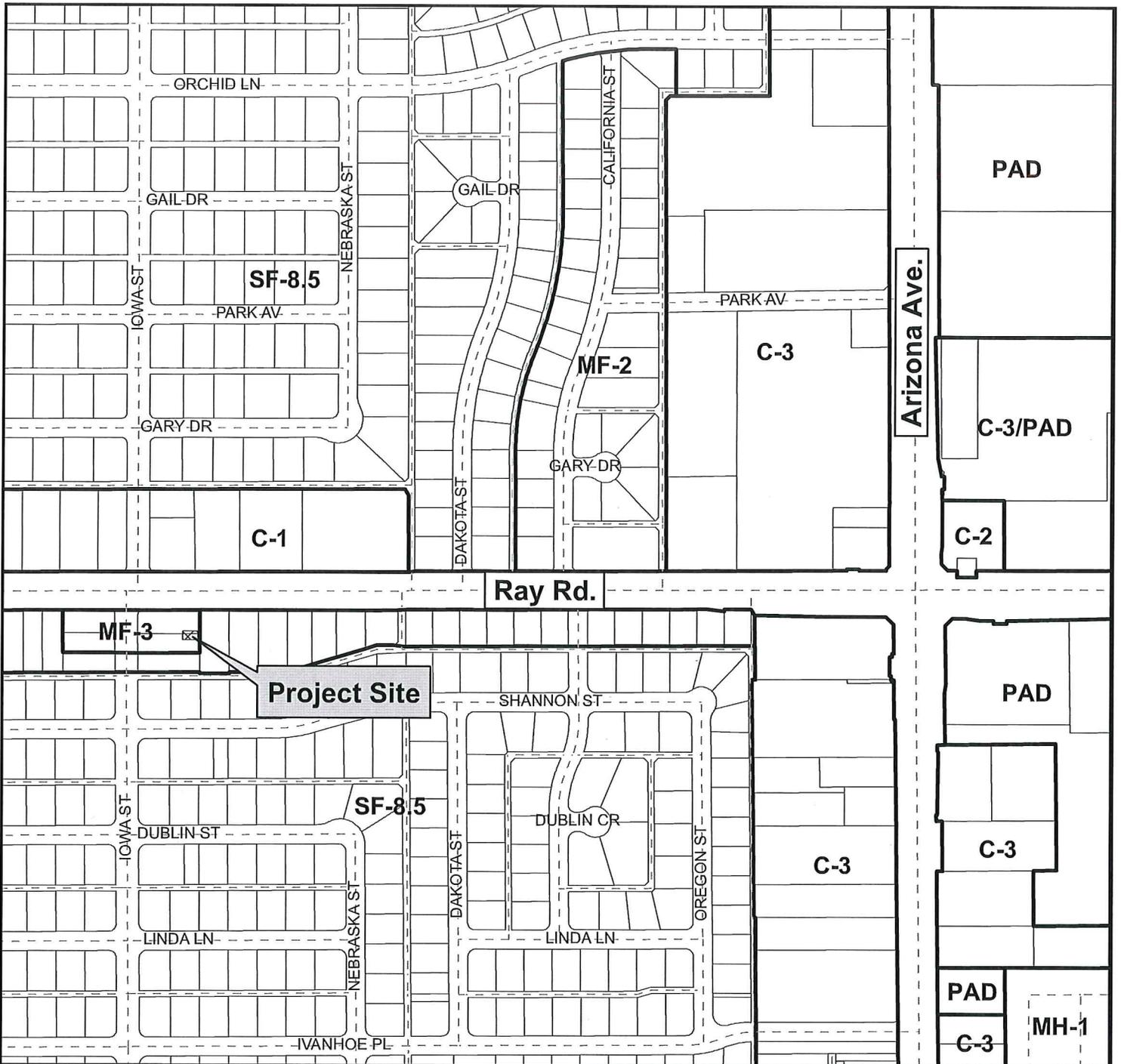
1. Development shall be in substantial conformance with the exhibits and representations.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the property owner.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is non-transferable to any other property.

PROPOSED MOTION

Move to recommend approval of Use Permit, ZUP13-0031 FIERCE HAIR BY SACHA, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative

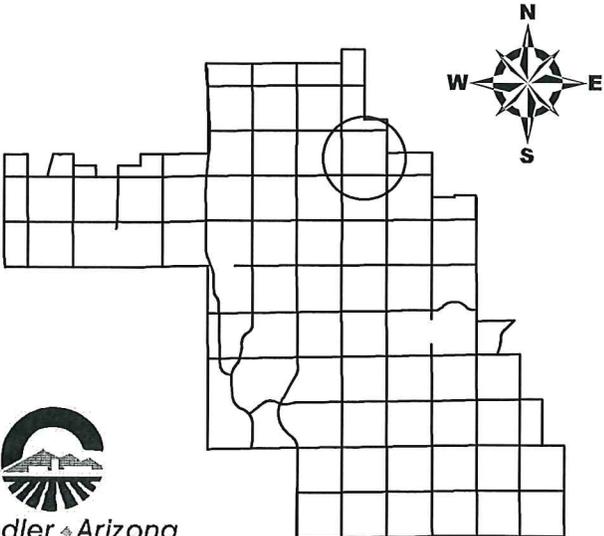


Ray Rd.

Arizona Ave.

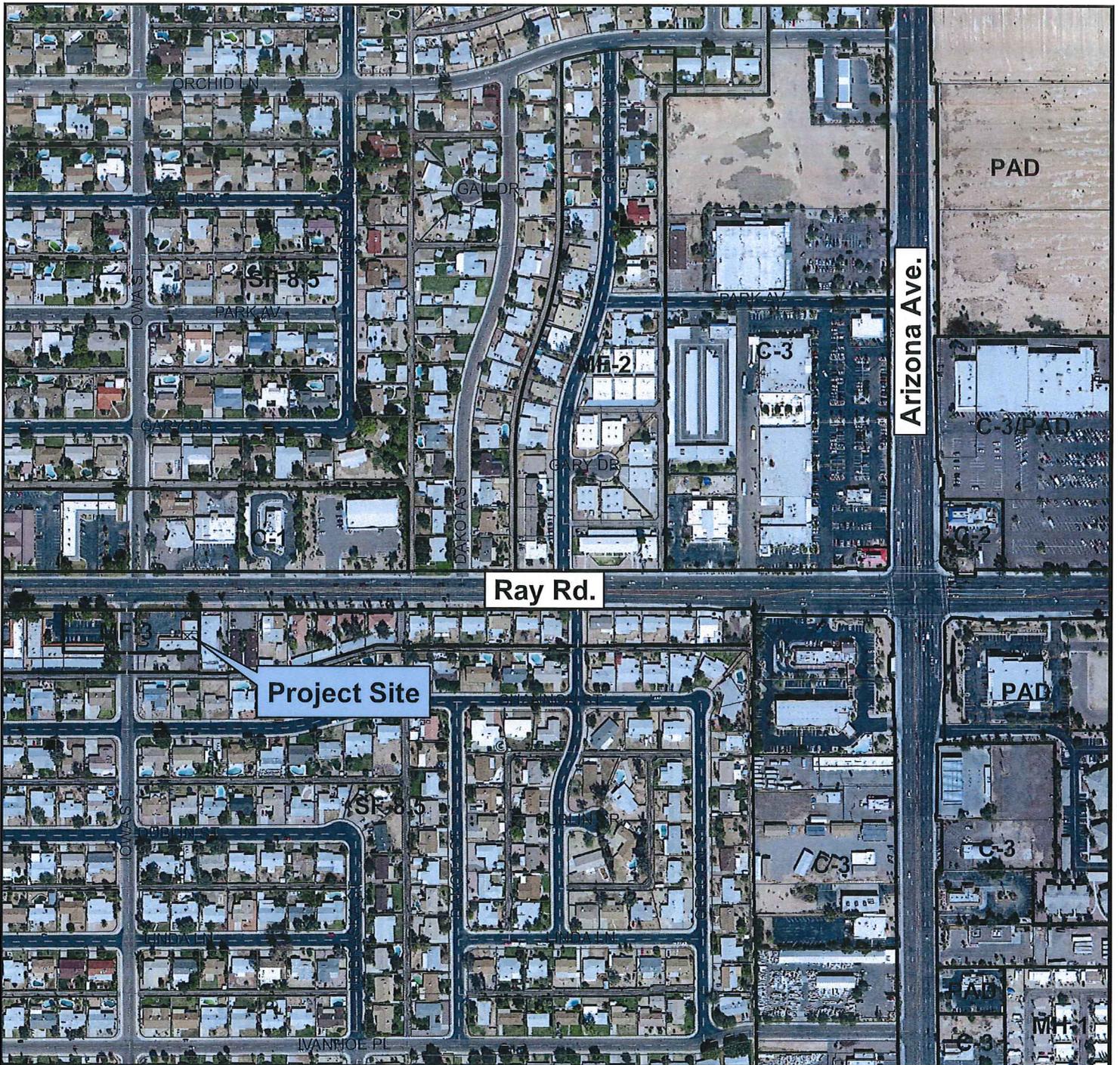
Project Site

Vicinity Map



ZUP13-0031

Fierce Hair By Sacha

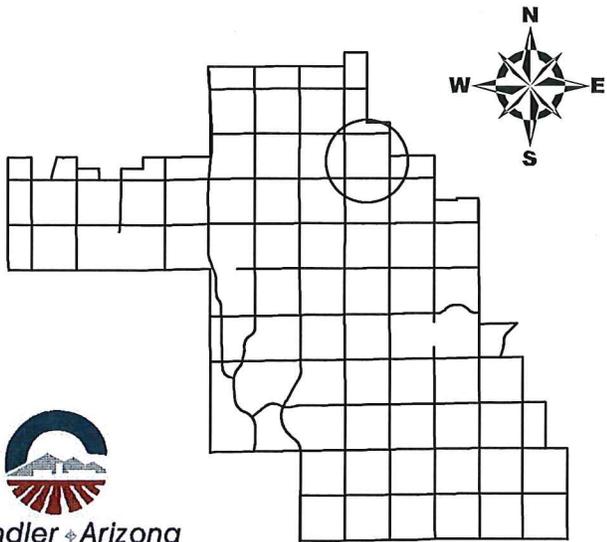


Ray Rd.

Project Site

Arizona Ave.

Vicinity Map



ZUP13-0031

Fierce Hair By Sacha



497 W Ray Rd, Chandler, AZ 85225, USA 📍

68 ft



PLAZA DEL REY

RE: Use Permit ZUP13-0031

Requestor: Fierce Hair by Sacha

The subject property is located on the southeast corner of Ray Road and Iowa Street. The property is known as Plaza Del Rey. The site consists of an 18,035 sq. ft. lot, containing five units totaling 3,612 sq. ft. of buildings.

Current occupants consist of an insurance office, an accounting office, a farm management office, and a crop insurance office.

Fierce Hair by Sacha would like to locate in suite 2 which is 807 square feet. The owner of the business currently works by herself, but would like to hire an assistant and possibly another stylist if she relocates to suite 2. She only has two clients at a time, and each client usually takes two to three hours depending on the services received. The hours of operation are Tuesdays and Wednesdays 9 a.m. to 5 p.m., Thursdays 9 a.m. to 6 p.m., and Fridays and Saturdays 8 a.m. to 6 p.m. All clients are by appointment only and must call to book an appointment.

Parking would not be a problem. The city requires 16.6 spaces and there are 20 spaces on the premises.

The property is currently zoned MF3 which doesn't allow hair salons.

All four corners of Ray Road and Iowa Street are occupied by office or retail space. The northeast corner is occupied by a mini-mart, a restaurant and a barber shop. Just east of the property is a Sonic.