

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/25/2022
Agenda Item: 10**

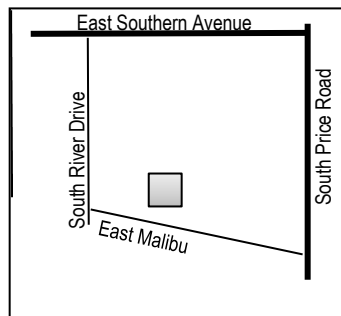
ACTION: Request a Use Permit to allow massage therapy for **UNRAVEL EDUCATION AND WELLNESS CENTER**, located at 2135 East Southern Avenue. The applicant is Michael Shuey.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: UNRAVEL EDUCATION & WELLNESS (PL220264) is requesting a Use Permit to allow a massage establishment in an existing office/medical complex in the R/O, Residential/Office Zoning District. The request includes the following:

ZUP220053 Use Permit to allow a massage establishment



Property Owner
Applicant

Zoning District
Site Area
Building Area
Vehicle Parking
Bicycle Parking
Hours of Operation

Michael Shuey
Michael Shuey, Unravel Education & Wellness Center
R/O, Residential/Office
6,188 s.f.
1,255 s.f.
No changes in demand
No changes in demand
Mon-Thurs 8 AM to 8 PM, Fri-Sat 8 AM to 5 PM,
Closed Sundays

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Sydney Deitering, Planning Technician (480) 350-8942

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Sydney Deitering, Planning Technician
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The applicant is proposing a new massage establishment within an existing medical/wellness complex, zoned Residential/Office (R/O). The suite is located at 2135 East Southern Avenue and is 1,255 square feet. There is currently 1 employee, with potential for expansion to up to 5 employees over time. The hours of operation are: 8 AM to 8 PM on Mon-Thurs, 8 AM to 5 PM on Fri-Sat, closed Sundays.

PUBLIC INPUT

To date, staff have not received any public input.

POLICE INPUT

The Tempe Police Department had no issues with this request.

USE PERMIT

The proposed use requires a Use Permit to allow a massage establishment within the R/O, Residential/Office zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed massage use is a service business and is not projected to attract significant increases in traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the massage business is to be conducted indoors and is not expected to generate a nuisance exceeding the ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; massage establishments are a permitted use in the RO zoning district subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the proposed location is within an existing commercial/office complex with service, medical, and dental uses occupying the other units.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed business will be subject to regulations from municipal and state levels that will mitigate any potential disruptive behavior.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. Return to the appropriate decision-making body for review of compliance with conditions of approval within six (6) months. The timing for the six-month review period to commence begins when the business is in full operation. Advise Community Development staff when in full business operation.

4. Hours of operation to end no later than 8:00 PM on a daily basis.
5. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.
6. Replace all dead or missing trees along the [describe location] landscape area and in the [describe location] landscape islands; along with any other missing landscape material.
7. All rear exit doors require a security vision panel. Details to be approved through Building Safety Plan Review.
8. Replace bicycle parking racks per City of Tempe Public Works Department bicycle rack detail T-578 standard.
9. Update the data for parking file for this building prior to the Use Permit becoming effective. Provide information within 14 days or by (insert date).

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

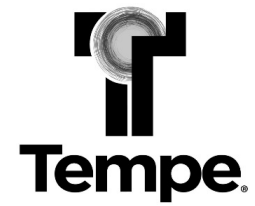
- The Use Permit is valid for UNRAVEL EDUCATION & WELLNESS CENTER and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

No information relevant to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)
[Section 4-203, Development Standards for Commercial and Mixed-Use Districts](#)
[Section 6-308, Use Permit](#)



DEVELOPMENT PROJECT FILE
for
UNRAVEL EDUCATION & WELLNESS
(PL220264)

ATTACHMENTS:

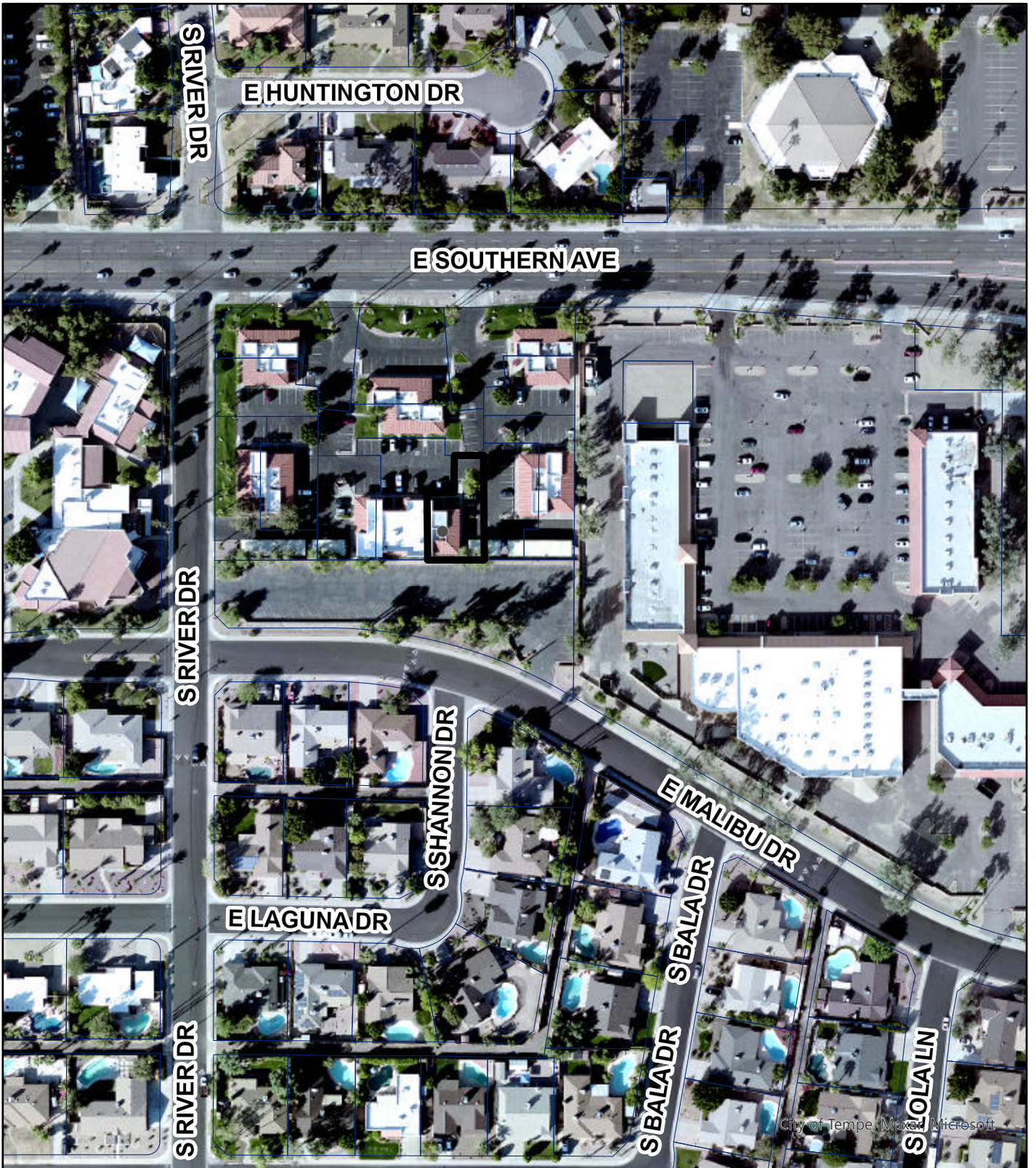
1. Aerial Map
2. Location Map
3. Letter of Explanation
4. Plaza Site Map
5. Floor Plan
- 6-8. Site Context Photos



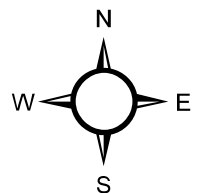
Tempe

PL220264

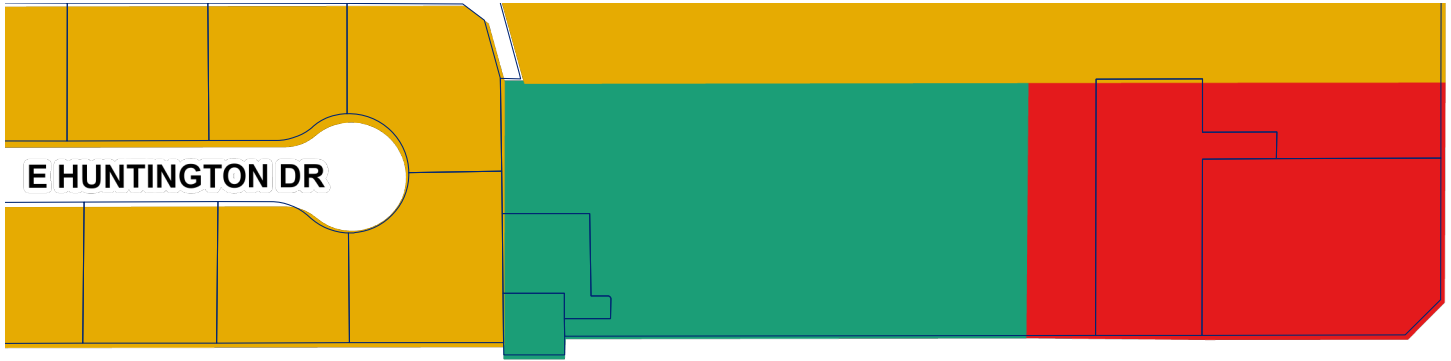
UNRAVEL EDUCATION & WELLNESS



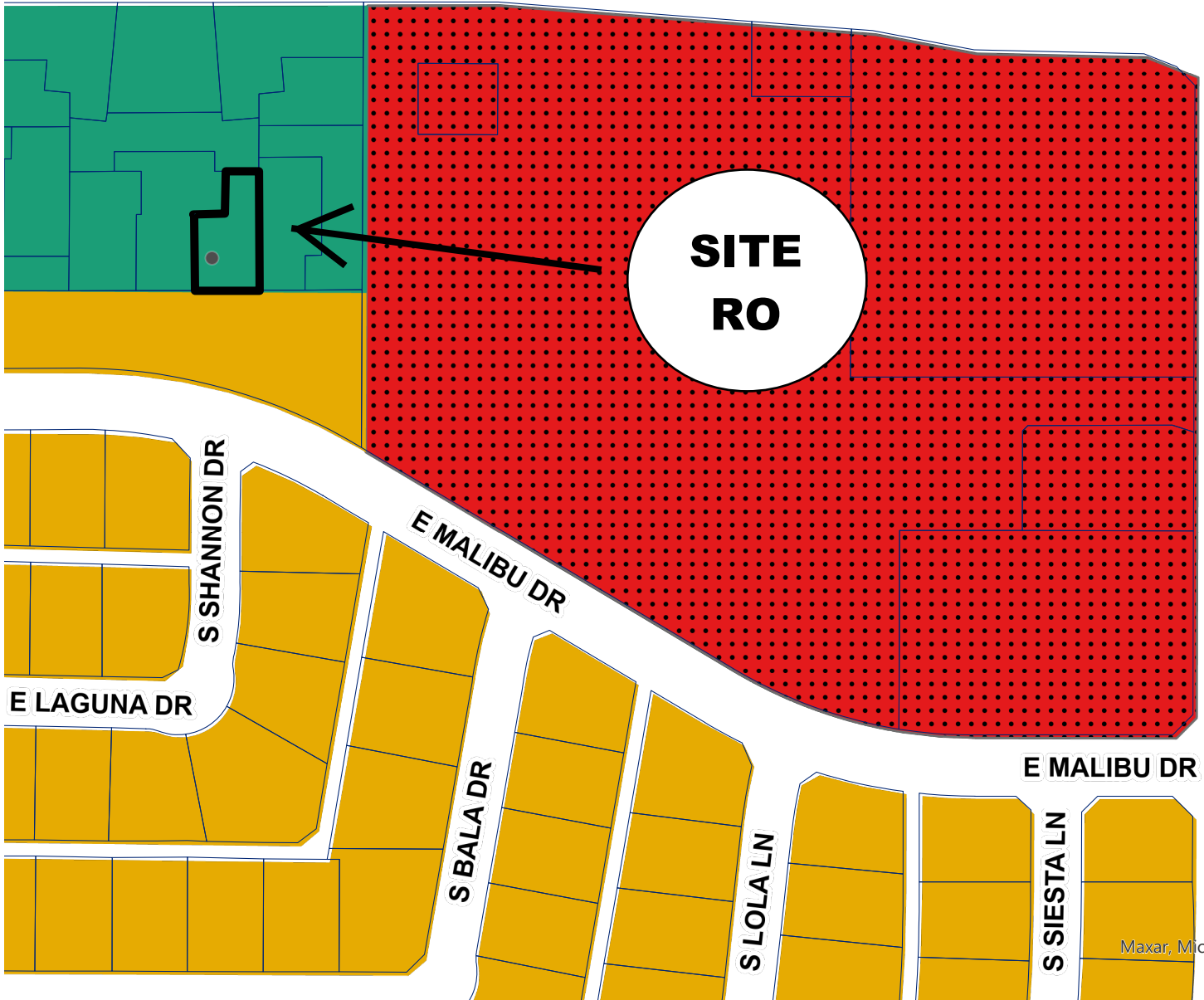
Aerial Map



UNRAVEL EDUCATION & WELLNESS



E SOUTHERN AVE



S PRICE RD

S PRICE RD

Maxar, Microsoft

- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Override 1

- Twelve Point**
CenterlineSubType
- ADOT
 - Canal
 - Monument
 - Private

- Railroad
- Street
- <all other values>

- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)



Unravel Education & Wellness Center

Letter of Explanation

Date: 9/5/2022

Business: Unravel Education & Wellness Center, LLC
Location: 2135 E. Southern Ave. Tempe, AZ 85282
Contact Info: Michael Shuey, Owner
480-540-0166
unravelwellness@gmail.com

Unravel Education and Wellness Center, LLC is applying for a massage establishment license to provide massage therapy services. Unravel Education & Wellness Center, LLC, formally Unravel Body Therapy, has been in business in Tempe since 2008.

Parcel 133-36-958 was purchased on 9/9/2022 from Traum Chiropractic Inc, to Moramax LLC. Michael Shuey is a member of Moramax LLC and the Owner of Unravel Education and Wellness Center. Unravel is leasing 2135 E. Southern Ave from Moramax LLC.

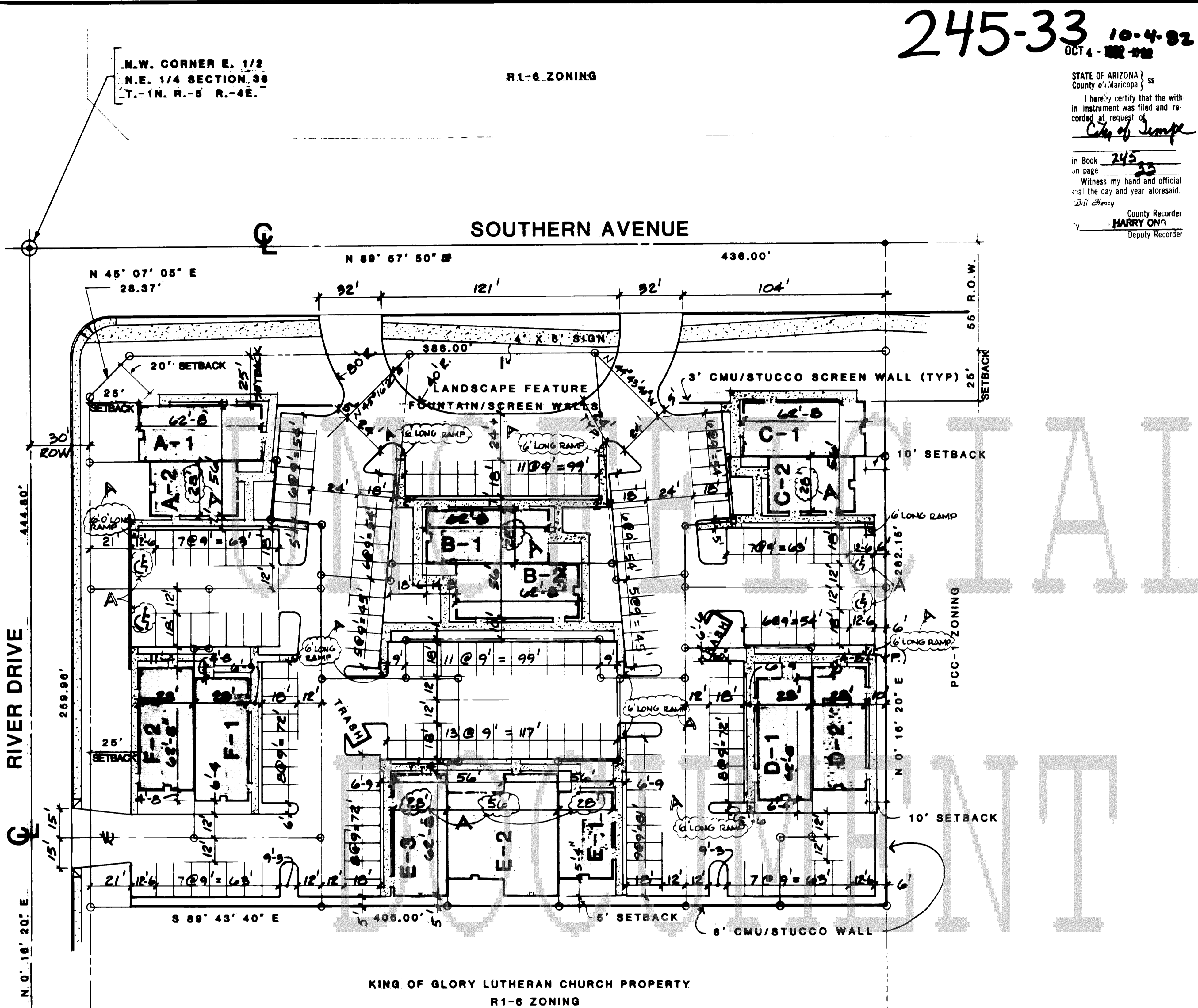
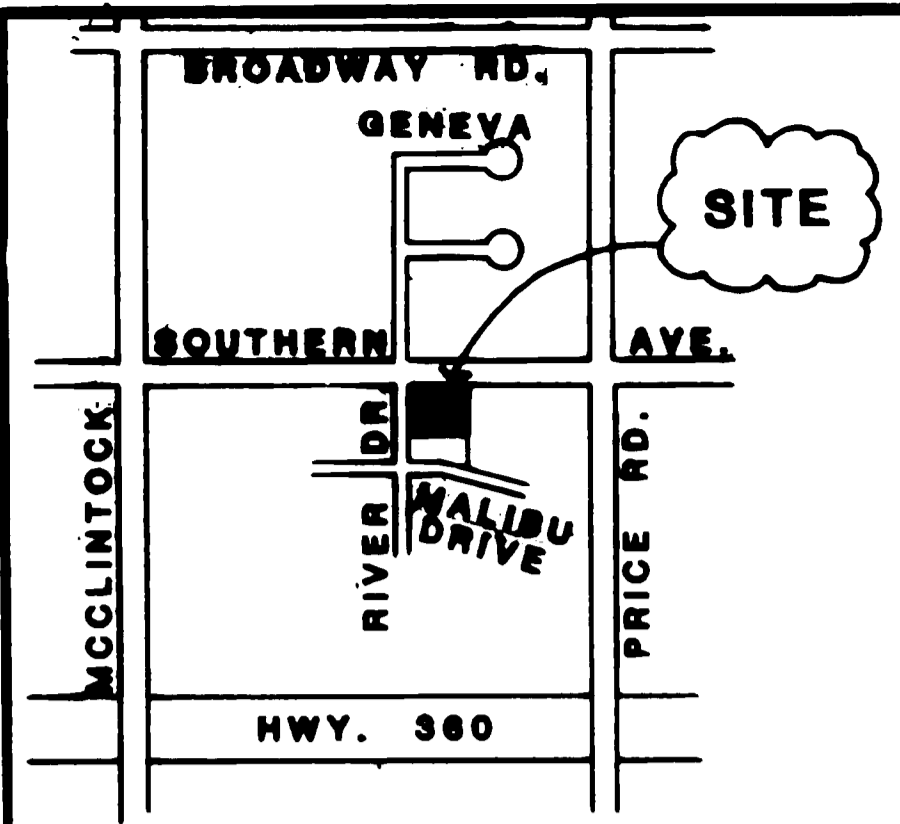
Unravel Education & Wellness Center, LLC will provide holistic and education for the public. Services will include but limited too, massage therapy, aesthetics, hypnotherapy, other holistic services. Business Hours will be Monday – Thursday 8 am – 8 pm, Friday & Saturday 8 am – 5 pm and closed Sundays.

Currently there will be one employee but over time that can expend to up to 5 employees. The current address is a chiropractic office that current offers massage therapy to it's clients. It is located in a medical and dental center that is focused on wellness for the general public.

There will be no significant change in traffic to the current Medical and Dental center. The business will not cause any nuisance to the public. This business will help improve the community by providing wellness services for the public. The business fits well with the current medical and dental services and will compliment the other business. This is a professional place of business and will not cause any disruptive behavior inside or outside the business.

Please direct any additional questions to Michael Shuey, owner of Unravel Education & Wellness Center, LLC.

Michael Shuey
480-540-0166
Unravelwellness@gmail.com



245-33 10-4-82
OCT 4 - 1982

STATE OF ARIZONA
County of Maricopa } ss
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
in Book 245
on page 33
Witness my hand and official seal the day and year aforesaid.
Bill Henry
County Recorder
HARRY ONG
Deputy Recorder

GENERAL INFORMATION
ZONING: Existing zoning; RC (residential offices, 2.61 acres)
LEGAL DESCRIPTION: Parcel's 1, 2, and 3 (Unseparated)
Tract "A", TEMPE ROYAL PALMS UNIT FIFTEEN, according to Book 163 of maps, Page 29, records of Maricopa County, Arizona.
Except that portion described as Parcel 4.
The described property being in and forming a part of the City of Tempe and comprising an area of 113,902.18 Square feet or 2.61 acres more or less.

BUILDING, GRAPHICS, AND LANDSCAPE COMMENTS:
To provide a village environment of simple spanish character with the use of arched screen walls, tile roofs, stucco and brick buildings all faced with wrought iron building lighting and wood timber framing. Hand carved graphic signs throughout with tree shaded parking and meandering sidewalks all combined to render a pleasing, relaxed, environmental background to patient, doctor, and neighbor alike. Landscaping to be fully used in a manner to complement the archaic motif thus creating the cool yet relaxed business atmosphere desired.

PAVING:
An underground automatic sprinkler system for special planted and lawn areas.

LIGHTING:
Low glow, mainly from buildings. Parking lighting shall be shielded to protect the surrounding neighborhood.

CALCULATIONS:
Gross site area: 113,902.18 sq. ft.
Site building coverage: 22,500 sq. ft.
 $\frac{22,500 \text{ sq. ft.}}{113,902.18 \text{ sq. ft.}} \times 100 = 19.75\% \text{ coverage (35\% max. allow.)}$

Parking required: $\frac{22,500 \text{ sq. ft.}}{150 \text{ sq. ft./car}} = 150 \text{ spaces required}$
Parking provided: 151 spaces
Bicycle parking required: $\frac{151 \text{ spaces}}{20 \text{ spaces/bicycle}} = 8 \text{ bicycle spaces}$

Landscaping calculations:
Area of paving / sidewalk: 59,192 sq. ft.
Landscaped area required: $113,902 \text{ sq. ft.} \times .10 = 11,390 \text{ sq. ft.}$
Landscaped area provided: $113,902 - 59,192 = 54,710 \text{ sq. ft.}$
Landscaped area in R.O.W.: $(22 \times 406) + (6 \times 260) = 10,492 \text{ sq. ft.}$
Total landscaped area: $54,710 \text{ sq. ft.} + 10,492 \text{ sq. ft.} = 65,202 \text{ sq. ft.}$

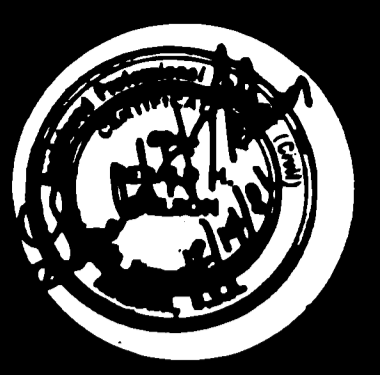
Required trees: 1 tree / 800 sq. ft. paving
 $\frac{59,192 \text{ sq. ft.}}{800 \text{ sq. ft.}} = 74 \text{ trees required}$
1 tree / 30 l.f. of P.L. fronting on streets
 $\frac{688.15 \text{ l.f.}}{30 \text{ l.f.}} = 23 \text{ trees required}$
1 tree / 15 l.f. of P.L. separating adjacent properties;
 $\frac{688.15 \text{ l.f.}}{15 \text{ l.f.}} = 46 \text{ trees required}$
Required shrubs: 1 shrub / 200 sq. ft. of paving
 $\frac{59,192 \text{ sq. ft.}}{200 \text{ sq. ft.}} = 296 \text{ shrubs required}$

- Required Variances**
1. Reduce private street from 25' to 24'
 2. Allow parking in the front and side street yard setbacks
 3. Reduce the front yard / street side yard setback @ the corner of River & Southern from 25' to 20'
 4. Reduce min. lot width from 60' to 53' tracts: A-1, C-1 & F-2
 5. Reduce side yard setback from 10' to 0' tracts: A-1, A-2, B-2, C-1, C-2, D-1, D-2, E-1, E-2 (two sides), E-3, F-1, & F-2.
 6. Reduce rear yard setback from 15' to 0' tract B-1
 7. Reduce min. lot width from 60' to 38' tracts: B-2 & D-2
 8. Reduce rear yard setback from 15' to 10' tract C-1
 9. Reduce front yard setback from 25' to 17' tract C-2
 10. Reduce rear yard setback from 15' to 5' tracts: E-2 & E-3
 11. Reduce the front yard setback along River Dr. from 25' to 21' for parking

CERTIFICATE OF ASSURED SUPPLY
This project (RIO SURENO) is within an area designated as having an assured water supply, pursuant to ARS 45-576, Subsection E.
Attest: Gerald H. Nelson, P.E. 6044

NOTE: ESCROW / TITLE REPORT NO. 06-82030105

ENTIRE SIDEWALK LAYOUT INCLUDING RAMP AREAS FOR THE HANDICAP ARE SHOWN ON THIS SH. AND ARE PART OF REVISION 'A'. ALL RAMPS SHOWN SHALL BE OF CONCRETE AND SHALL HAVE CARBORUNDUM METALIC NON SLIP STRIPS AT 6" O. C. IN THE TOP SURFACE



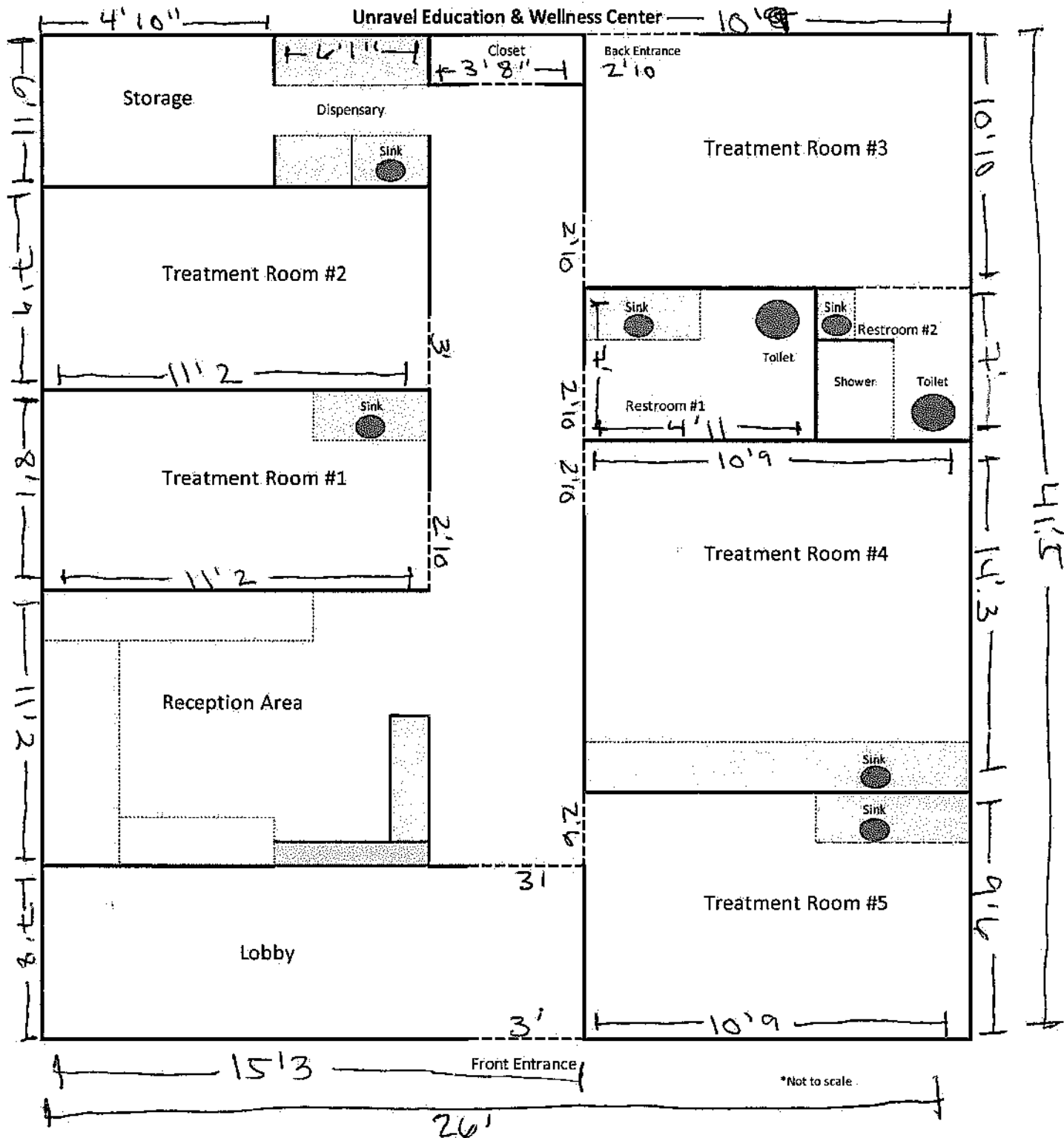
RIO SURENO MEDICAL CENTER
T. R. PECK & ASSOCIATES
2103-2150 E. SOUTHERN AVENUE
TEMPE, ARIZONA

GERALD H. NELSON ENGINEERING, INC.
3220 SOUTH FAIR LANE SUITE 21
TEMPE, ARIZONA 85282 (602) 966-0232

DRAWN: *LJP*
DATE: *12-23-81*
APPROVED: *GHN*
DATE: *12-23-81*
REVISION: *1*
DATE: *5/25/82*

SD-2
of 2

2135 E. Southern Ave. Tempe, AZ 85282



1255 sqft
Parcel 133 36 958
Zoning R0

Unravel Education & Wellness Center, LLC
2135 E. Southern Ave
Tempe, AZ 85282



1. Front North Entrance looking south
2. Front Entrance looking north to curb/parking
3. East side looking west
4. South side, back door looking north

5. NW corner
6. NE corner
7. SE corner
8. SW corner



Unravel Education & Wellness Center, LLC

1235 E. Southern Ave

Tempe, AZ 85282



1. Front North Entrance looking south



2. Front Entrance looking north to curb/parking



3. East side looking west



4. South side, back door looking north

Unravel Education & Wellness Center, LLC

1235 E. Southern Ave

Tempe, AZ 85282



5. NW corner



6. NE Corner



7. SE Corner



8. SW Corner