

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**ZON-23225 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 0.29 acres at 2400 South Valley View Boulevard (APN 162-08-410-001), Ward 1 (Taharman).**

C.C.: 09/19/2007

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

**APPROVAL**

**BACKGROUND DOCUMENTATION:**

- 1. Location And Aerial Map
- 2. Conditions And Staff Report
- 3. Supporting Documentation
- 4. Photo
- 5. Justification Letter
- 6. Protest postcard

Motion made by BYRON GOYNES to Approve

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0  
GLENN TROWBRIDGE, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL;  
(Against-DAVID STEINMAN, STEPHEN EVANS, SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-None)

**Minutes:**

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 38-40.

ANDY REED, Planning and Development Department, stated the requested zone change is in conformance with the general plan and recommended approval. Regarding the requested variance and waivers, he explained the three-story addition to the building is too intense for the site and recommended denial of the variance and site plan.



## PLANNING COMMISSION MEETING OF: AUGUST 23, 2007

MELVIN GREEN, 3305 West Spring Mountain Road, Suite 92, appeared with RYAN GRAUBERGER, 10220 West Charleston Boulevard, Suite 3, and JOE LAWRENCE, the applicants. MR. LAWRENCE clarified that this existing building was being proposed to be converted to a medical office and was not currently a medical office. He explained that the philosophy of this office would utilize both Eastern and Western medicine and that this office would serve a currently underserved neighborhood. He emphasized the expansion would make the building ADA compliant and would enhance the waiting areas and conference space. Mr. LAWRENCE stated that this expansion would improve the neighborhood and the building and construction would be green-certified.

MR. GRAUBERGER explained that the subject site had the same ownership as the two adjacent parcels and noted that the properties had cross access and shared parking agreements. He stated the plan for the three sites was to create a medical complex which would be constructed in phases, beginning with the subject site. He also explained that some of the parking was lost due to a proposed garden area for patients.

In response to COMMISSIONER EVANS' question regarding the site's parking, MR. GREEN pointed out the bus routes servicing the site, reducing the number of parking spaces needed for patients. MR. LAWRENCE and MR. GREEN reiterated that the expansion was not for more examination rooms, but could be used for conference rooms, waiting areas and handicapped requirements.

With regards to the parking agreement, MR. RANKIN explained that Title 1 does not allow the applicant to share parking with his neighbors. He noted all three parcels were parking-deficient. Mr. GRAUBERGER clarified that the buildings meet the parking requirements for professional office, but become parking deficient when the use is changed to medical office.

TODD FARLOW, 240 North 19th Street, expressed his support for the applicant's concept but questioned the need for the Industrial zoning request.

COMMISSIONER TROWBRIDGE observed that the current parking was inadequate for the site's existing uses.

In response to COMMISSIONER GOYNES' request for more information, MR. GREEN described the environmentally-friendly features of the project and COMMISSIONER GOYNES complimented the design.

COMMISSIONER TRUESDELL complimented the applicant's proposal, but expressed his concern with the parking deficiency.

COMMISSIONER STEINMAN suggested that, while applicant had the right concept, the site needed a parking garage and MR. GRAUBERGER acknowledged that parking would need to be addressed.

**PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

MR. GREEN requested that the zoning application be approved and the variance and site plan be tabled so that the applicant could work with staff to address the Commissioners' concerns.

COMMISSIONER TROWBRIDGE expressed his support to table the items and complimented the applicant's concept and design. He suggested the applicant return with a phased development plan for all three parcels which would address the parking deficiency.

COMMISSIONER GOYNE'S supported MR. GREEN'S request and COMMISSIONER EVANS supported keeping the applications together.

In response to CHAIRMAN DAVENPORT'S inquiry, MR. REED explained the Industrial zoning was not needed for the requested use, but would be in conformance with the zoning of the adjacent parcels. MARGO WHEELER, Director of Planning and Development Department, added that the two adjacent parcels also owned by the applicant were already zoned Industrial.

DEPUTY CITY ATTORNEY JAMES LEWIS informed the Commissioners that it was within their discretion to choose to separate the applications or to keep them together.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 38-40.

