



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-22443 - APPLICANT: KIMBERLY KOUBA - OWNER:
SAUCER 5, LP

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from P-R (Professional Office and Parking) to O (office) on 2.33 acres at 2881 South Valley View Boulevard. The proposed Rezoning to O (Office) District is consistent with the O (Office) General Plan Designation; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/87	The City Council approved a reclassification of property (Z-48-87) located on the northwest corner of Valley View Boulevard and Tara Avenue from R-E (Residence Estates) to R-PD12 (Residential Planned Development 12 Units per Acre) and P-R (Professional Office and Parking). Planning Commission and Staff recommend approval.
6/14/88	The Planning Commission approved a Plot Plan Review (Z-48-87) for proposed offices located on the west side of Valley View, north of Tara Avenue. Staff recommends approval.
07/26/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #5/jm).
<i>Related Building Permits/Business Licenses</i>	
11/15/91	An active business license, Q07-00862, for a Medical Firm category license was processed by the Department of Finance and Business Services.
<i>Pre-Application Meeting</i>	
05/22/07	A pre-application meeting was held and elements of this application were discussed. The applicant is proposing an accessory day spa within a dentist office. The general personal service use will be separate from dentist activities. The applicant was informed that this use would require a Rezoning to O (Office).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	P-R (Professional Office and Parking)
North	Condos and Offices	ML (Medium-Low Density Residential)	R-PD10 (Residential Planned Development 10 Units Per Acre)

South	Apartments	H (High Density Residential)	R-4 (High Density Residential)
East	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Condos	ML (Medium-Low Density Residential)	R-PD10 (Residential Planned Development 10 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Rezoning from P-R (Professional Office) to O (Office). The General Plan Designation is O (Office) which provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The General Plan is consistent with the O (Office) rezoning request.

The applicant is requesting the rezoning to allow a general personal service use (day spa) as an accessory use to an existing dental office, which is permitted as an accessory use in the O (Office) Zoning District. The proposed day spa would be located in a separate 240 square foot room. The applicant attests that the skin care room would be developed to enhance the existing dentist operation with cosmetic services. The proposed room would have a separate business license offering facials, facial waxing, microdermabrasion and makeup.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Rezoning to O (Office) District is consistent with the O (Office) General Plan Designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The project will complement the surrounding apartments, condominiums and offices within the surrounding area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The proposed rezoning will be compatible with surrounding condominiums in this area as it is located on the corner of Tara Avenue and Valley View Boulevard.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The subject site is adjacent to Valley View Boulevard, a 80-foot wide secondary collector street that should be adequate to support the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 28

SENATE DISTRICT 11

NOTICES MAILED 630 by Planning Department

APPROVALS 0

PROTESTS 2