



Agenda Item No.: 47.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 12, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

☐ Consent ☒ Discussion

SUBJECT: SUP-41921 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: BRIDGE COUNSELING ASSOCIATES, JONNIE ALTA QUAIL, LP - For possible action on a request for a Special Use Permit FOR A PROPOSED 16,576 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1640 Alta Drive, Suite # 100 (EN 139-33-202-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 08/17/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard for SUP-41921 and Support Letter for SUP-41921 and SUP-42006
7. Supplemental Staff Report

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a one-year administrative review.

Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0

GUS FLANGAS, STEVEN EVANS, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-BYRON GOYNES, RICHARD TRUESDELL); (Did Not Vote-None); (Excused-None)

NOTE: Commissioner Goynes abstained from voting, as his company is a funding source for Bridge Counseling Associates, and Commissioner Truesdell abstained from voting, as his daughter is on the board of an association that is within the notification area.

PLANNING COMMISSION MEETING OF: JULY 12, 2011

Minutes:

CHAIR EVANS declared the Public Hearing open for Items 47 and 48.

DOUG RANKIN, Planning, explained that the use can be conducted harmoniously with existing surrounding uses, and staff recommended approval.

JACKIE HARRIS, 1701 West Charleston Boulevard, explained that they have provided services since 1971 and noted some of the services provided and their various partnerships. Relocating would create construction jobs and be more accommodating to families. MS. HARRIS thanked Planning staff for their assistance.

MARK GENTILE, 1640 Alta Drive, Gentile Law Group, opposed the request and noted that he was not noticed to attend the public meeting. The office complex is situated and is concerned about the size of the proposal, number of employees and clients visiting, safety, hours of operation, parking and traffic.

DEE HARPER, Attorney, Lynch, Harper and Sezano, 1640 Alta Drive, Suite 111, stated the complex is a legal complex. He supported the applicant but did not believe this site was the appropriate site for such a use. There are many locations along Rancho Drive, etc. and the benefits could be experienced at a different site just as well. Safety is an issue, as his staff is young and mostly female. In addition, across the street is a daycare facility. This is an alcohol/drug rehabilitation facility but this location is not the appropriate site for such a use. He referred to staff's report, Page 10 and emphasized he does not see how this proposal is compatible with the existing professional office space and the daycare.

TODD FARLOW asked if this was within the boundaries of a medical district, to which MR. RANKIN stated no. MR. FARLOW believed it was the perfect location for this use.

COMMISSIONER QUINN believed the subject site was the perfect location for this use, as there are professional individuals that need this services. In all fairness, she suggested a one-year review with an approval and wished the applicant success.

COMMISSIONER TROWBRIDGE referred to staff's report regarding number of clients and hours of operation. MS. HARRIS explained that because of the nature of the business, they need individual offices for therapy, as programming depends on client need. They have had no disturbance calls, only those of medical assistance.

CHAIR EVANS declared the Public Hearing closed for Items 47 and 48.