

Draft Minutes for the January 3rd, 2017 Planning Commission Regular Meeting

PZ-16-059: Public hearing and recommendation to City Council regarding a requested rezoning to apply a Special Use Permit to allow a speech therapy clinic in the “R-2” Single- and Two-Family District on Lot 10A, Grandview Addition, addressed at 1208 N. Walnut Avenue.

(Applicant: Richard Roy; Case Manager: H. Mullins)

Ms. Mullins presented the Staff report with the Staff recommendation of approval with five conditions:

- Commercial use of the property will be limited to the area delineated by the applicant on the Buffer Plan. No expansion of the existing structure, changes to the approved site plan, or redevelopment of the remainder of the property will be permitted unless the Special Use Permit is amended through the rezoning process.
- Office hours will be 8:00 a.m. through 6:00 p.m. Monday – Friday.
- A paved parking area (concrete, asphalt, or alternative material approved by the City Engineer) for at least five vehicles will be provided behind the main structure.
- Signage will be limited to one non-illuminated freestanding sign, not to exceed 12 square feet in area with a maximum height of six (6) feet.
- A minimum six-foot tall wooden privacy fence will be installed around the perimeter of the commercial use area. Existing trees will be preserved to the extent possible during construction of the fence. A tree removal permit is required prior to removal of any protected tree within the commercial area, and replacement trees will be planted as required by the Zoning Ordinance.

Ms. Mullins explained that the applicant now intended to comply with the City’s requirements for paving of the parking areas. The applicant no longer intends gravel or crushed granite for the parking.

Chair Elrod opened the public hearing and invited anyone in favor of the SUP to speak.

No one spoke.

Chair Elrod invited anyone opposed to the SUP to speak.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Sonier, to close the public hearing. The motion carried. (9-0-0)

Motion by Vice Chair Edwards, seconded by Commissioner Sonier, to recommend approval of the requested rezoning to apply a Special Use Permit as presented without a gravel or crushed granite driveway to allow a speech therapy clinic in the “R-2” Single- and Two-Family District on Lot 10A, Grandview Addition, addressed at 1208 N. Walnut Avenue with Staff recommendations. The motion carried (9-0-0).