Public Hearing: **TUESDAY, APRIL 09, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM IV-1

Request: **Request for a Special Use Permit to allow a dog grooming and kennel business in conjunction with a photography studio and a future residential dwelling unit occupied by the business owner or an employee on property located at 520 Main Avenue South. c/o JoAnna & Emily Thompson (app. 2557)**

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	**Status:** Lease Agreement/option to purchase		**Size:** 12,500 sq ft lot, 3100 sq ft bldg
JoAnna Thompson Emily Thompson 520 Main Ave S Twin Falls, ID 208-410-0024	**Current Zoning:** CB Central Business/P-1 Parking Overlay		**Requested Zoning:** Approval of a Special Use Permit
	Comprehensive Plan: Town site		**Lot Count:** 2 lots
	Existing Land Use: Photography Studio		**Proposed Land Use:** Pet Grooming/Boarding Facility, Photography and future Residence
Representative:	**Zoning Designations & Surrounding Land Use(s)**		
	North: Main Ave E, CB P-1	**East:** CB P-1, Single Family Residence	
	South: Alley Way; CB P-2; Old Latham Auto (Vacant)	**West:** CB P-1; Duplex - Residence & *Business Techs Copiers - Fax*	
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7.2(B)11d,10-4-7.2(A)7f, 10-4-7.2(A)9q, 10-10-4, 10-11-1 thru 8		

Approval Process:

As per TF City Code: 10-13-2.2 (F), (G) & (J)

(F) Public Hearing: Prior to granting a special use permit, at least one public hearing before the Commission in which interested persons shall have the opportunity to be heard shall be held. **(G)** Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve or disapprove the application as presented. If the application is approved or approved with modifications, the Commission shall direct the Administrator to issue a special use permit listing the specific conditions specified by the Commission for approval. **(J) Appeal To The Council**: Upon receipt of an appeal from the action of the commission, the council shall set a hearing date, under the same provisions as the commission hearing, to consider all information, testimony and the commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the decision of the commission. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a pet grooming and kennel business at this location.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The property has been zoned C-B since the establishment of the C-B zone in 1996. The building was constructed in the 1970's. Erickson Motors was the initial owner/tenant of the building at that time. In 2002, a building permit was issued to Audio Creations for a remodel to enlarge the bathroom and create a showroom. The latest occupancy permit was issued in 2005.

Analysis:

The site is zoned CB; central business with a P-1 parking overlay. The property is two (2) lots consisting of 12,500 sq ft (+/-) with an existing building on one of the lots. The property is located at 520 Main Avenue South. The applicant is requesting a Special Use Permit to operate a pet grooming and kennel business in a portion of the building, in conjunction with a photography studio, and in the future, may involve removing the kennels and establishing a residence for the owner. The existing building is 3100 sq ft. Per City Code 10-4-7.2(B)11d a Special Use Permit is required to operate a pet grooming and kennel business. If approved this would be a change of use from retail sales to a service based business.

The applicants' narrative details her general operations. The grooming business operates by appointment only, Monday through Saturday from 10:00 am until 7:00 pm. Very rarely do appointments get scheduled for later than 7pm or on Sundays. There are no additional employees at this time; however potentially one or two employees could be added in the future. The applicant anticipates 10 clients per day.

Due to monetary constraints, the residence will not be renovated at this time. In order to meet that goal the applicant has expressed the desire to provide a kenneling service to her clients per request. The animals will be kenneled in the back half of the building. The applicant anticipates that with the Veterinary clinic down the road and other businesses in the area, the effects on the surrounding area will be minimal. Noise and odor is anticipated to be mitigated due to the majority of business taking place indoors.

Consideration should be given to the residences that abut the property. A single family residence currently exists directly east of the property, and a duplex exists directly west of the property. Although a dog grooming/kennel could have negative impacts on these current residents/property owners, one may think of it no more of an impact than a resident who owns multiple dogs. Furthermore the CB zone is intended to allow for a variety of commercial businesses to take place near, next to, or within converted residences. New single family detached residences are not currently allowed in the CB Zone and new duplexes, tri-plexes, and or 4-plexes require a special use permit. The

CB zone was created due to the changing nature of the area from primarily residential to a more commercial/retail area.

The Photography and future live-work unit are allowed uses in the CB zone.

The property has a P-1 parking overlay. City Code 10-10-4 defines a P-1 parking overlay as follows:

(A) Parking District 1:

2. No off street parking is required within the P1 district as designated for outright permitted uses, **but may be required through the special use permit** required by the commission or council. This provision does not exempt any use from the requirements for off street loading. (Ord. 2620, 8-2-1999)

Pet grooming/kennel requires a Special Use Permit and therefore may be required to provide off-street parking. Pet Grooming is a service based business. Current city code requires 1 parking space per every 300 sq ft of floor area, which in this current scenario equates to 6 spaces. The site plan indicates there will be 6 off-street parking spaces directly off of Main Ave S.

The Landscaping requirements are currently being met for this zone with existing landscaping in front of the building. However, the side yard currently appears to be in disrepair. This could potentially become a nuisance if it is not maintained.

Conclusion:

Should the Commission grant this request as presented, staff recommends approval be subject to the following conditions:

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With All Applicable City Code Requirements And Standards.
2. Dogs being boarded overnight shall remain primarily indoors between the hours of 8:00 PM. and 8 A.M.
3. The side yard shall be maintained in compliance with current City Codes in regards to weeds and refuse/junk. If used as an outside area for the dogs the area shall also remain clean of dog waste.
4. The 6 foot screening fence shall be maintained around the property or location where the dog run is being utilized for the grooming or kenneling business.

Attachments:

1. Letter of Request
2. Site Map
3. Zoning Vicinity Map
4. Aerial Map
5. Site Photos

MAR 12 2013

CITY OF TWIN FALLS
BUILDING DEPT.

Special Use Permit for 520 Main Ave So

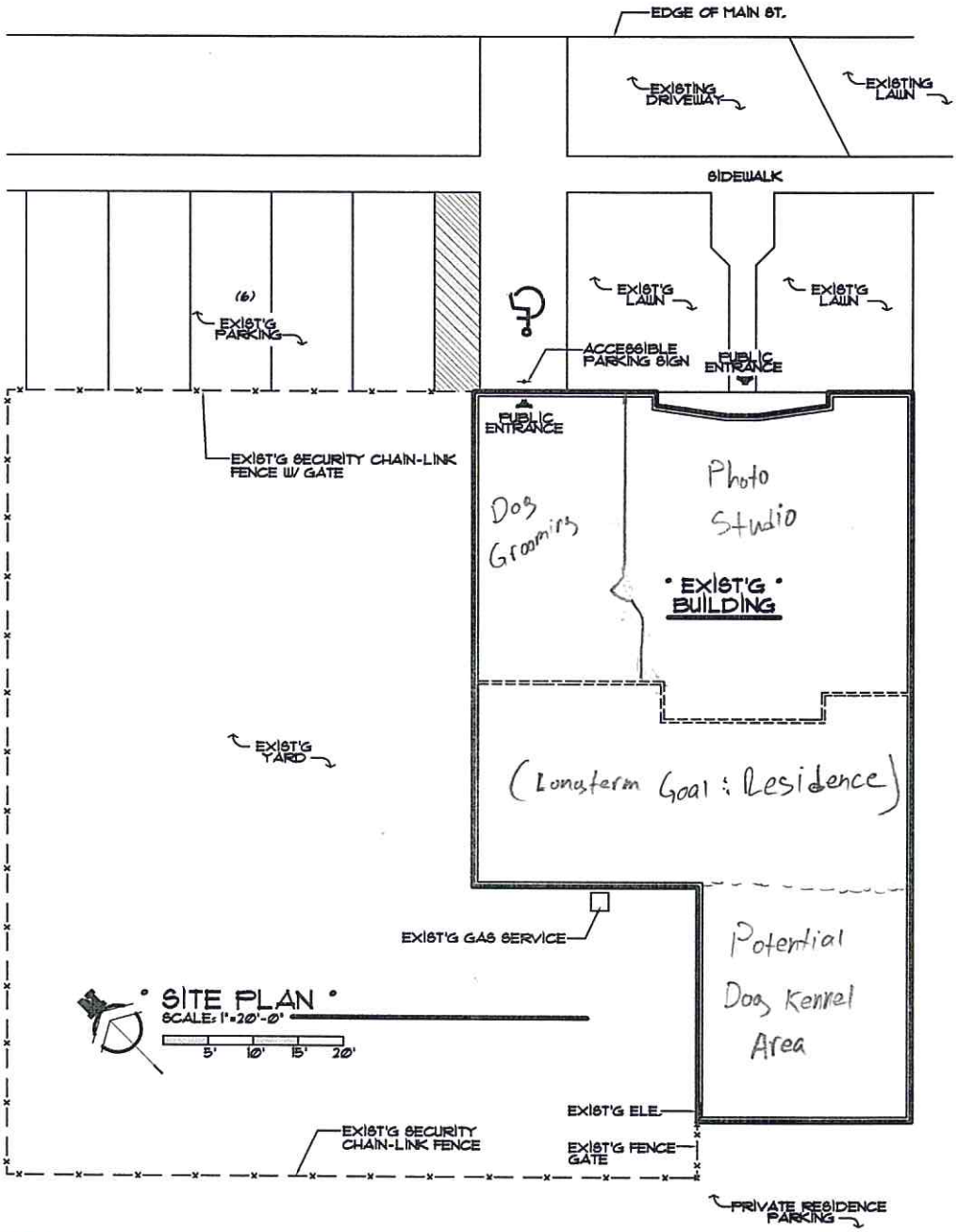
a. This special use permit is requested so I can open Doggy Styles dog grooming salon at 520 Main Ave So, Twin Falls.
b. Explanation of the project:
   I. The hours of operation will generally be Monday through Saturday from 10 am till 7 pm. I work by appointment and make my services available as needed, but it is rare that dogs come in before 10 or after 7 or on Sundays.
   II. The traffic will consist of clients bringing and picking up their dogs. The average number of clients per day is 10. The dogs usually spend one hour being groomed, leaving their owner a chance to go downtown and explore the other shops.
   III. It is anticipated that Doggy Styles may hire one or two people in the next year or two. In the beginning there will be no full time employees at this location.
c. An evaluation of the effects on adjoining property including the effect of such elements as:
   I. Noise: It is unlikely the neighbors will hear anything from the grooming salon.
   II. Glare: There is no Glare
   III. Odor: Keeping my grooming salons clean and fresh smelling has always been a priority. There will be no odor.
   IV. Fumes and vibration on adjoining property will be non-existent.
   V. Doggy Styles will be a nice addition to the area. Magic Valley Veterinary clinic is a couple of house down. Many of their clients are also my clients. There are two other grooming salons nearby.

Dog Boarding
Between 4-10 Kennels where dogs can be boarded Overnight when needed per client request.

Long term goal is to Live & work in this building. At this time funds for remodeling rear building area are not available. For this reason I have elected to Potentially offer Dog Boarding to Supplement my income until I can rehorate that area.

JT 3-12-13

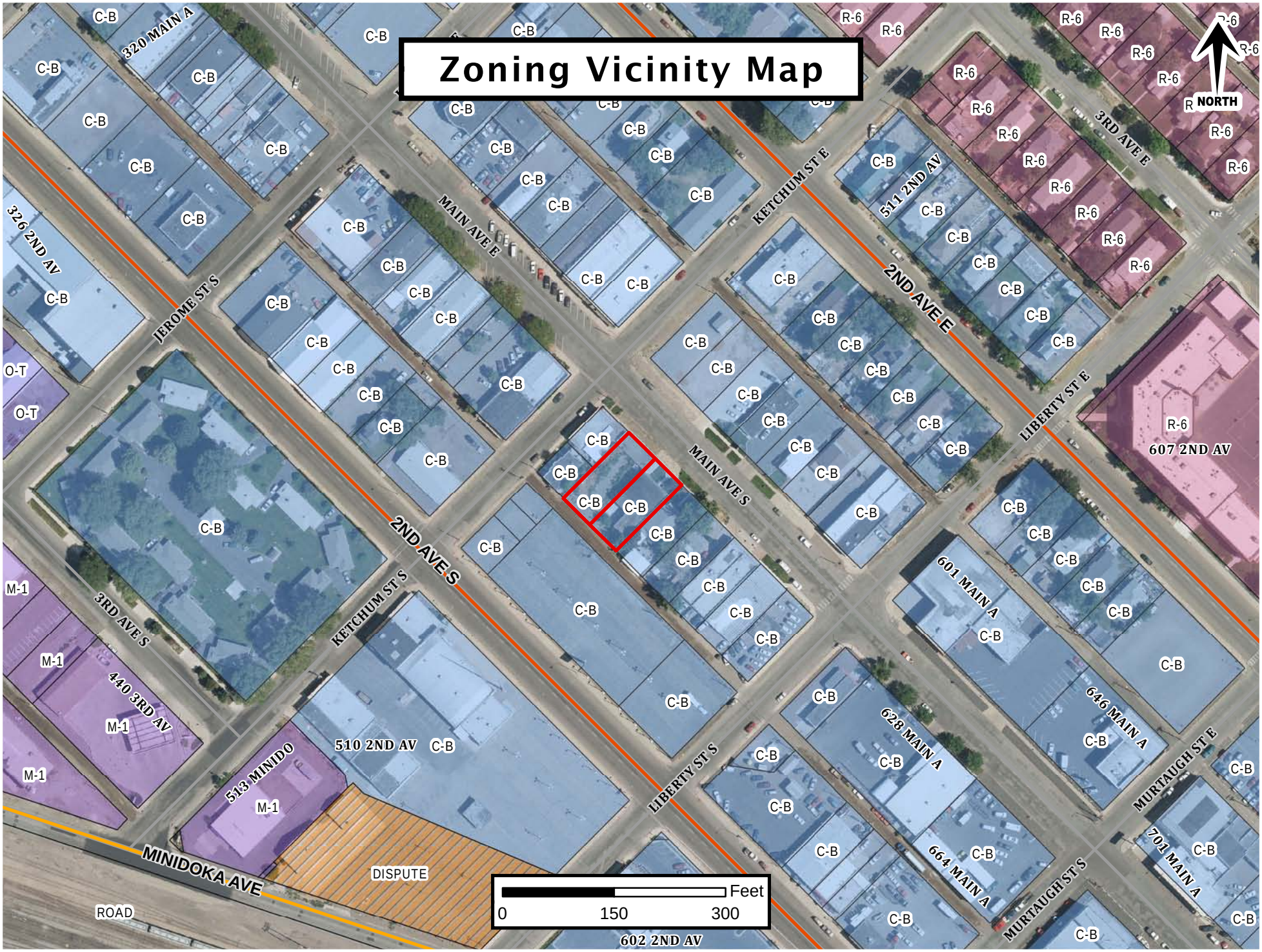
MAIN STREET EAST



MAR 12 2013
CITY OF TWIN FALLS
BUILDING DEPT.

EXIST'G ALLEY

Zoning Vicinity Map



Site Map

NORTH
460 MAIN A
511 MAIN A
523 MAIN A
529 MAIN A
537 MAIN A
MAIN AVE E
MAIN AVE S
KETCHUM ST S
461 2ND AV
502 MAIN A
111 KETCHU
512 MAIN A
520 MAIN A
530 MAIN A
536 MAIN A
544 MAIN A
560 MAIN A
125 KETCHU
131 KETCHU
139 KETCHU

Front of Building

Front of Building – Side yard

Back of Side Yard from Alley – showing the Duplex

Rear of Building from Alley – Showing single family home