



PLANNING ANALYSIS

SPECIAL USE PERMIT CASE 19-SU-001 BRADY'S BRIDGE

GENERAL INFORMATION

Applicant/Owner: Tabitha Fry on behalf of Abhiram & Rekah Garapati

Current Zoning: GC-3-C (General Commercial)

Proposed Use: Special Use Permit to allow for a day care with modifications to the site development standards

Size and Location: The property is located at 1501 CR 269 and includes approximately 1.469 acres.

Staff Contact: Karina Castillo
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFR-1-B	Undeveloped
EAST	PUD - HC	D&W Painting Inc.
SOUTH	SFR-1-B	Single-Family Residential
WEST	CD (PUD/TOD)	Jay Engineering Co Inc.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.

FUTURE LAND USE CATEGORY

- **EMPLOYMENT MIXED USE:** Intended to accommodate a mix of light industrial, office, retail and service uses. It should provide opportunities for large-footprint, single-tenant buildings that accommodate large numbers of employees but are inappropriately scaled for the walkable environments intended for Station Area Mixed Use and Transit Supportive Mixed Use Areas.

Compatible Zoning Use Components: HC, GC, LC, LO, MF, TF, SFT, PUD

ANALYSIS:

Uses permitted in a zoning district are classified in two ways. The first type of use is what is referred to as a use permitted by right. A use permitted by right is allowed in the specified zoning district provided that the property owner complies with specified building and site requirements. The second type of use is what is referred to as a special use. A special use permit allows for certain land uses in a given zoning district and generally requires more review by the Planning and Zoning Commission and City Council in order to ensure the compatibility of the proposed use with the surrounding land uses.

The GC-3-C district permits small to large scale commercial, retail, or commercial service uses. The applicant has indicated that they would like to convert the existing home into an after-school care program for kids of all disabilities. The special use permit would allow for this use on a temporary basis and would waive site development standards including existing gravel and the proposed 2,500 sq. ft. of gravel instead of pavement for parking and access by students, families, and teachers.

If the special use permit is approved, the next step in the process will be for the developer to submit subdivision and site development permit application. The project will be required to follow all other requirements of the ordinances.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed special use permit to allow for a day care with modifications to the site development standards with a time limit of five (5) years. At the end of the term, the applicant has the ability to renew the permit by presenting the request to the Planning and Zoning Commission and City Council for review.