

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** August 3, 2012  
**Re:** Staff Report for Scruffy to Fluffy – Special Use Permit (Pet Grooming)

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### **Item #1 – Scruffy to Fluffy – Special Use Permit (Pet Grooming) (PID# 201206140026)**

**Application:** Special Use Permit  
**Location:** 3391 Park Street  
**Applicant:** Kathleen Branson  
**Zoning:** CBD (Central Business District)  
**Use:** Pet Grooming

#### **Relevant Code Section(s):**

- 1135.09 (b) (12) Special Use Permits

#### **Project Summary:**

The applicant is requesting a special use permit to offer dog grooming at 3391 Park Street. The business would offer a variety of services for dogs including baths, haircuts, teeth brushing, ear cleaning, nail coloring, and dog massages. No boarding will be conducted on the site. The requested hours of operation are 8am to 8pm Tuesdays, 8am to 6pm Wednesday through Friday, and 9am to 5pm Saturday. The operation will staff five (5) employees.

The proposed use is located in a multi-tenant building at the corner of Broadway and Park Street. An office and vacant storefront are located on the first floor and an apartment is located above on the second floor. In order to reduce potential impacts on adjacent uses, the applicant has indicated that sound dampening materials could be added to the walls and ceiling, and that barking dogs will be muzzled. Additionally, the applicant has indicated that odor-dispersing devices will be utilized to mitigate smells.

## **Code Analysis:**

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

**Standard is Met:** In the opinion of staff, the proposed use will not change the essential character of the district. The proposed use will be conducted entirely indoors and the applicant has taken measures to ensure that other properties will not be negatively impacted.

2. *The proposed use shall not adversely affect the use of adjacent property;*

**Standard is Met:** Staff does not believe that the proposed use will adversely affect the use of adjacent properties and uses. The applicant has indicated multiple measures taken to ensure that noise and odor will not be a nuisance such as the installation of sound dampening materials to the walls and ceiling and utilizing odor-dispensing devices to mitigate smell.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

**Standard is Met:** Staff does not believe that the proposed use will adversely affect the health, safety, morals, or welfare of persons in the neighborhood. Submitted materials indicate that any pet that is determined to be aggressive will not be groomed in the facility.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

**Standard is Met:** The proposed use will be adequately served by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

**Standard is Met:** The applicant has indicated that there will only be one or two cars dropping of or picking up their pet at any given time; therefore staff feels that the existing public parking lot and roads will adequately serve the proposed use.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

**Standard is Met:** The proposed use is in line with recommendations contained in the 2011 Supplement to the Town Center Plan, to make the Town Center area more "dog-friendly."

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

**Standard is Met:** The proposed use complies with standards of the Code.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

**Standard is Met:** The site is located in the CBD district, in which pet shops for the grooming of animals are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

**Standard is Met:** The applicant properly submitted a completed application.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.