

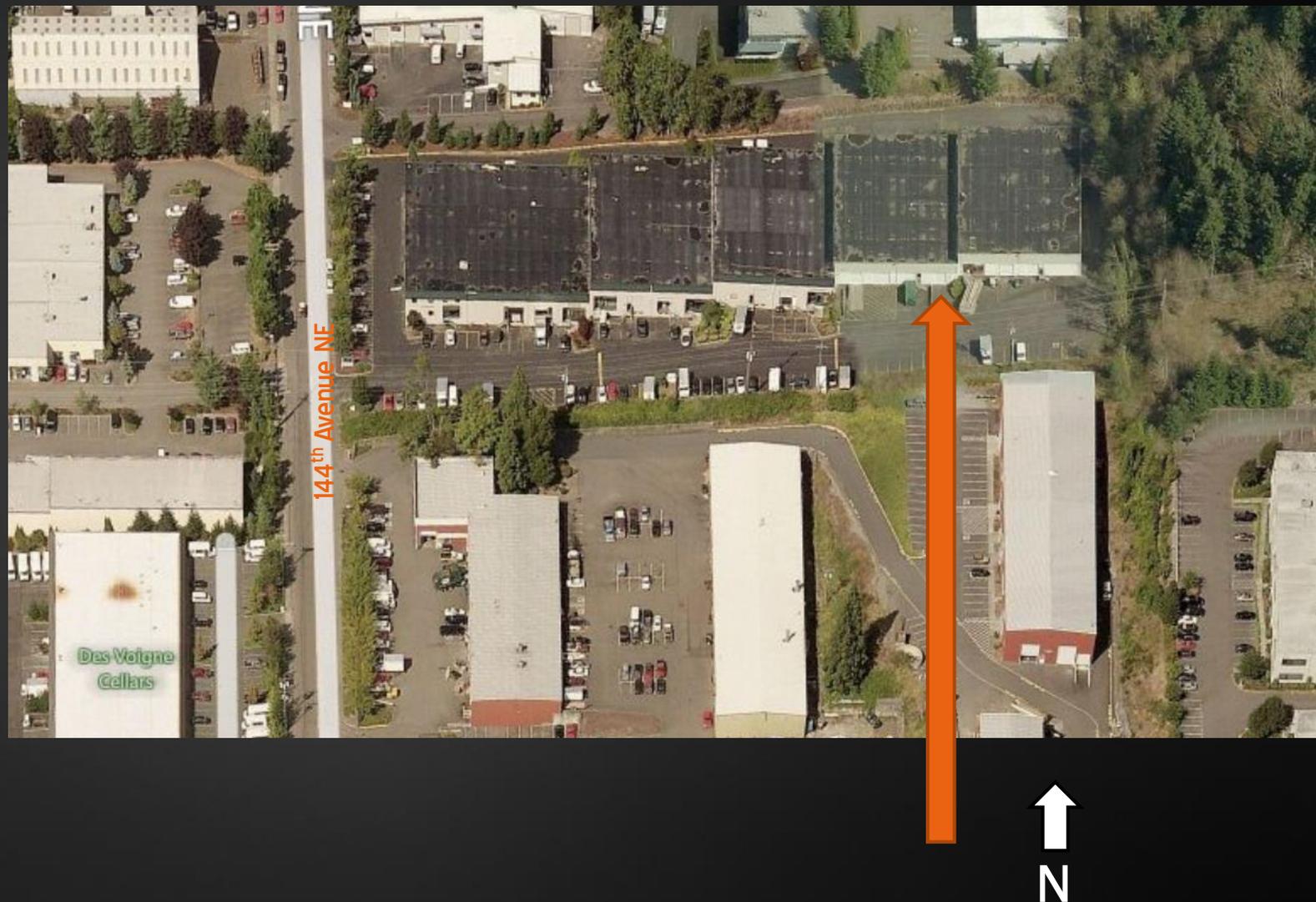
CURTIS CLAY TRAINING CUP15001

PUBLIC HEARING

JANUARY 26, 2016

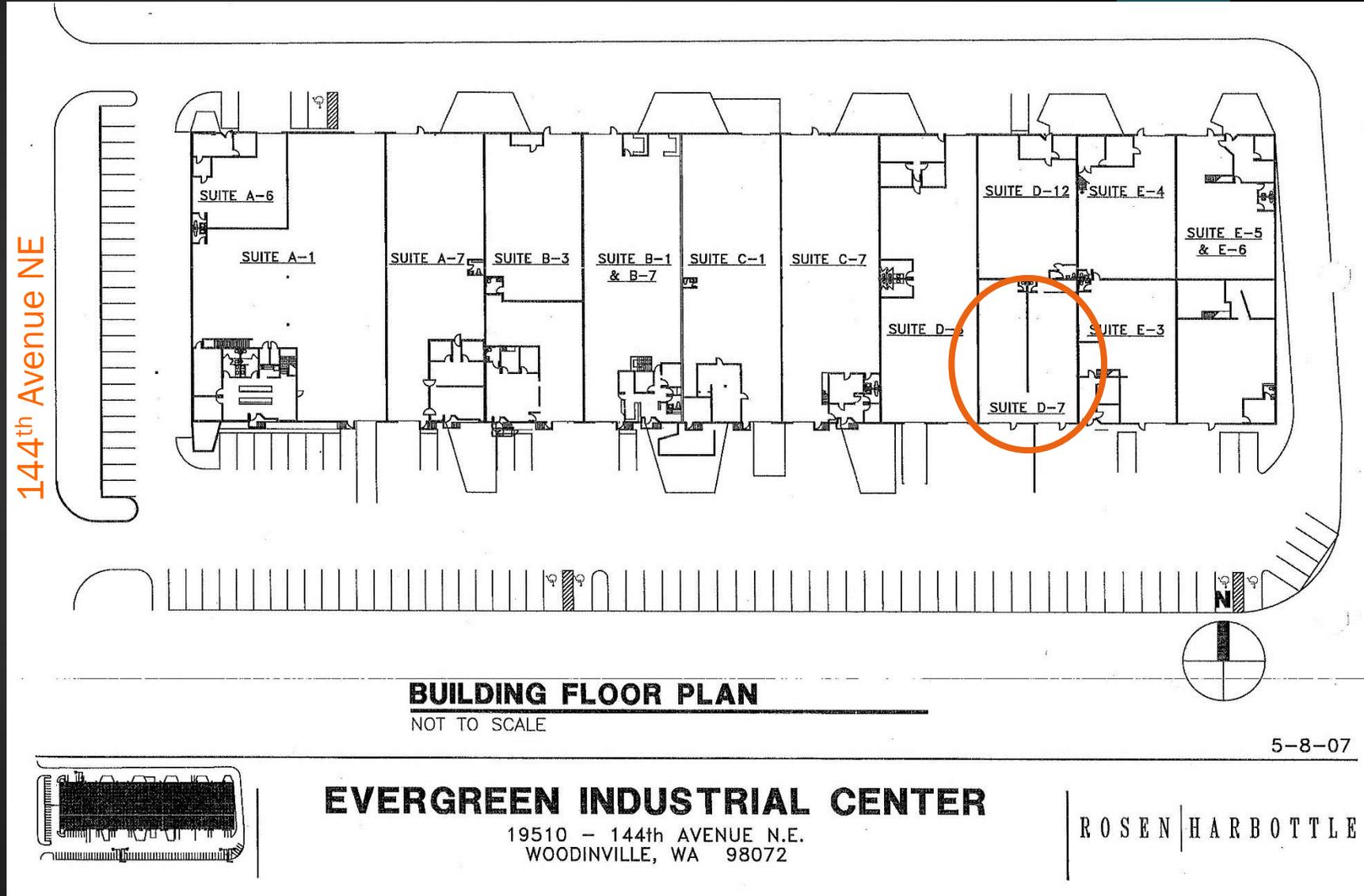
BACKGROUND

- ▶ Site developed in 1980
- ▶ Access from 144th Avenue NE
- ▶ Internal modifications only



EXISTING USES

- ▶ CUP for Suite D-7
- ▶ Uses include warehousing, woodworking, a winery, a bakery and a brewery



PARKING

Basic Requirements

- 106 Existing Spaces
- - 109 Required with Curtis Clay
- 3 Additional Needed

10% Shared Use Reduction

- 106 Existing Spaces
- - 99 Spaces Required
- 7 Spots Remain

TIMELINE

- ▶ **11/25/15 - Application submitted**
- ▶ **12/7/15 - Incomplete application**
- ▶ **12/7/15 - Applicant response**
- ▶ **12/9/15 - Property manager response**
- ▶ **12/10/15 - Application complete**
- ▶ **12/21/15 - Notice of Application**
- ▶ **1/11/16 - Notice of Hearing**
- ▶ **1/26/16 - Hearing**

APPROVAL CRITERIA

- ▶ The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property.
- ▶ The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.
- ▶ The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
- ▶ Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title.
- ▶ The conditional use is not in conflict with the health and safety of the community.
- ▶ The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

CONDITIONS

- ▶ Staff recommends **APPROVAL** of the Curtis Clay Training (File No. CUP15001), subject to the following conditions:
 - ▶ This conditional use permit allows for the operation of a body building and physical fitness studio in an existing tenant space that is approximately 3,500 square feet. Any expansion of this use into additional tenant spaces will require a major modification of the conditional use permit.
 - ▶ Children under 16 years of age will be required to stay on the premises and not leave without the accompaniment of an adult.
 - ▶ All conditions of approval shall be met at all times in order for the conditional use permit to be valid. Any change in operations that violates any condition of approval requires a major modification of the conditional use permit, to be submitted by the applicant.

QUESTIONS

PARKING CALCULATIONS

BUILDING A - 19510 144th AVE NE												
Tenant	Unit #	Permit Number	Type of Space	Office/ Retail	Ratio	Tasting	Ratio	Warehouse/ Manufacturing	Ratio	Total SF	Parking Required	10% Reduction
Sports Art	A-1	B200100184/BLD04126/ BLD04031		3837	0.0033		0.02	12074	0.0009	15911	24	22
Keystone Kitchens	A-7	BLD10089			0.0033		0.02	7000	0.0009	7000	6	5
Stusser Woodworks	B-3	IFC15053	Manufacturing		0.0033		0.02	4000	0.0009	4000	4	4
Proven Bread	B-1	BLD14082	Bakery	108	0.0033		0.02	2892	0.0009	3000	3	3
Copter Shop	B-7			1018	0.0033		0.02	6964	0.0009	7982	10	9
Lauren Ashton	C-1	BLD12032	Winery		0.0033	336	0.02	6664	0.0009	7000	13	12
American Amenities	C-7	BLD96-0060			0.0033		0.02	7000	0.0009	7000	6	5
VACANT	D-6				0.0033		0.02	8750	0.0009	8750	8	7
Rocky Mountain Woodmasters	D-12				0.0033		0.02	3500	0.0009	3500	3	3
Curtis Clay Training	D-7			3500	0.0033		0.02		0.0009	3500	12	11
Computer Gear	E-4, E-5, E-6				0.0033		0.02	7000	0.0009	7000	6	5
Triple Horn Brewery	E-3	COB12004		168	0.0033	396	0.02	6436	0.0009	7000	14	13
											Total Required	99
											Total Provided	106

Corrected Curtis Clay Training square footage from 1750 to 3500 and added the shared parking reduction on 1/20/16. AMA
Updated with information from Melody Warouw on 12/9/15. AMA

SITE PLAN WITH TENANTS

