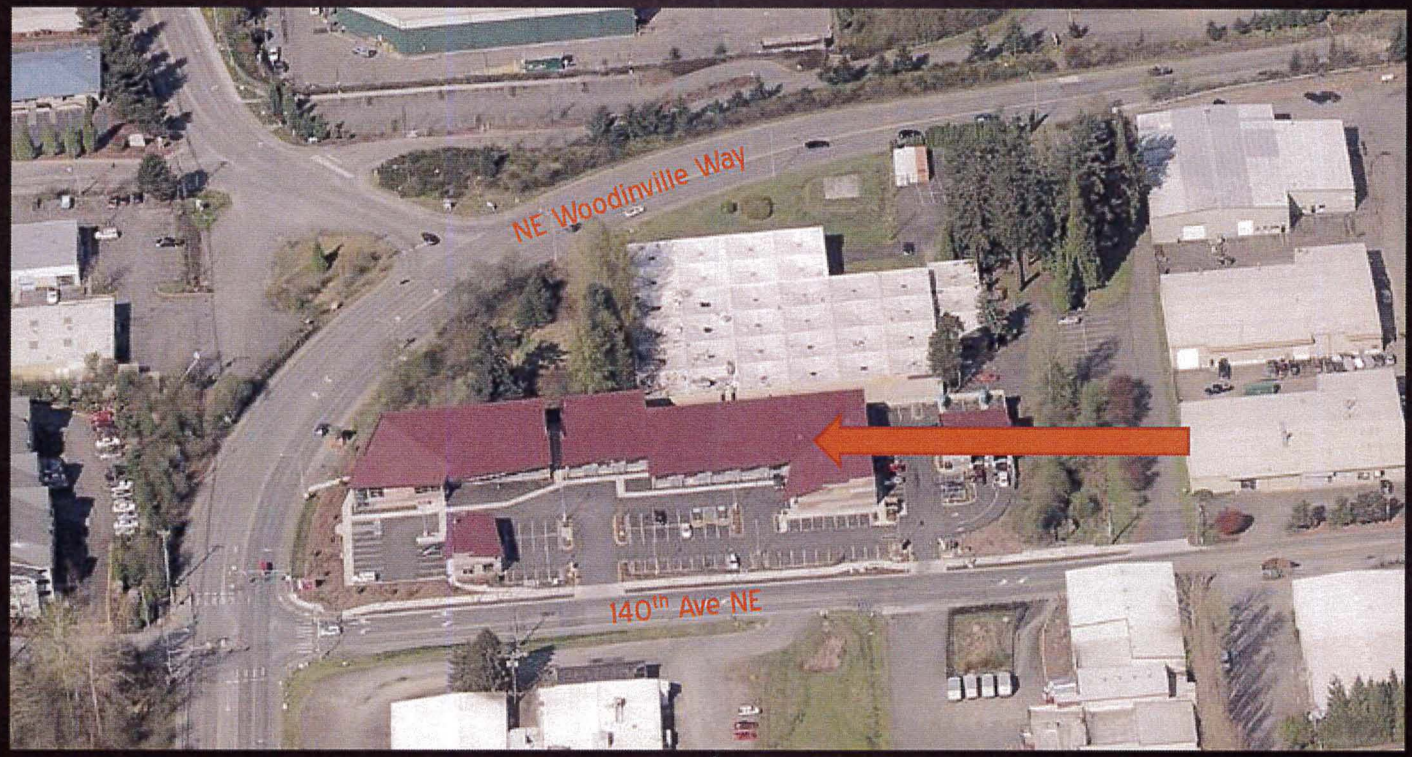
SPINDERELLA STUDIOS
CUP14001

PUBLIC HEARING

FEBRUARY 18, 2015

SPINDERELLA STUDIOS



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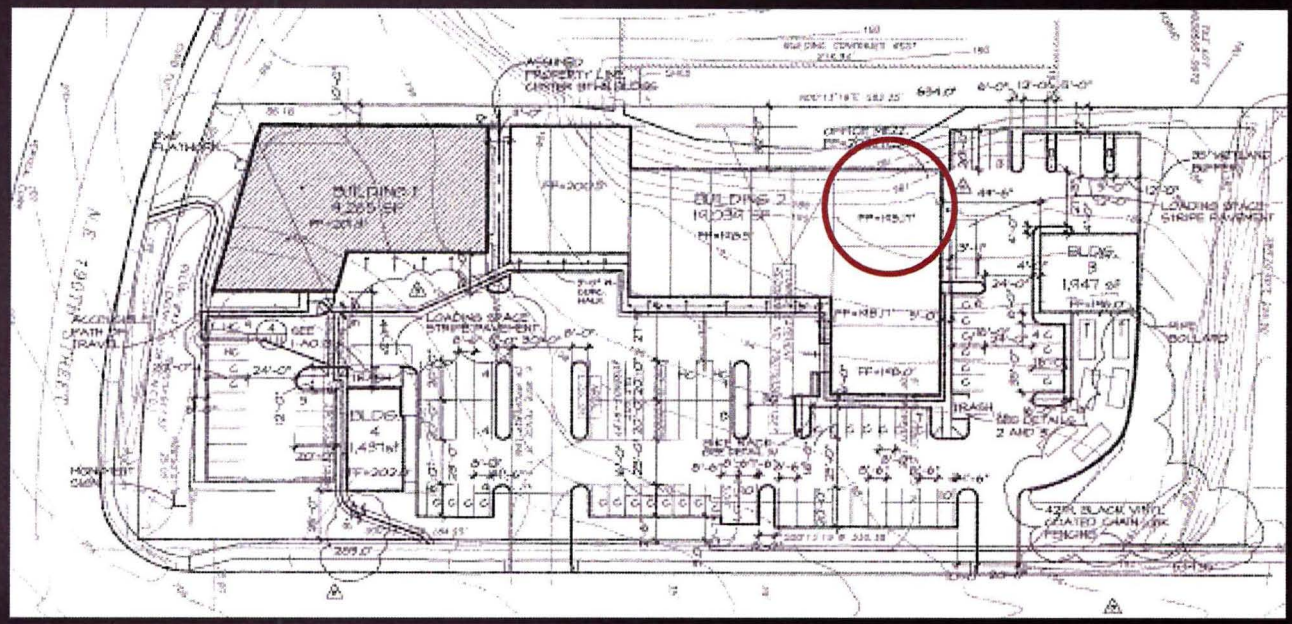
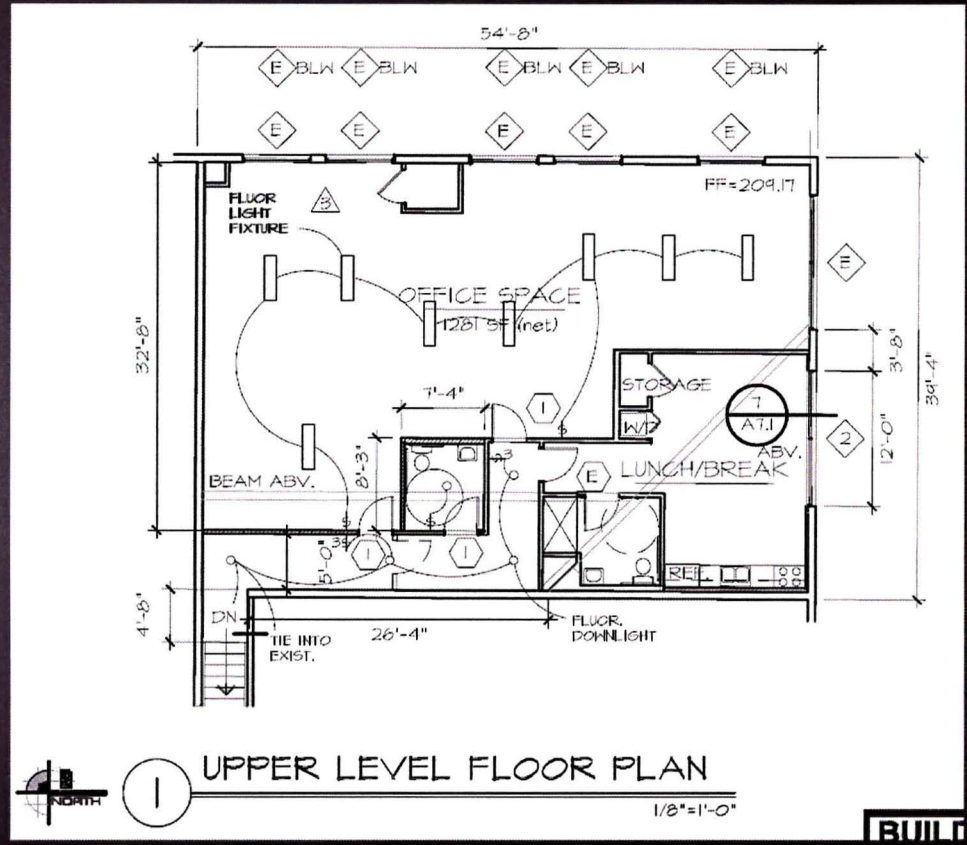
EXISTING USES

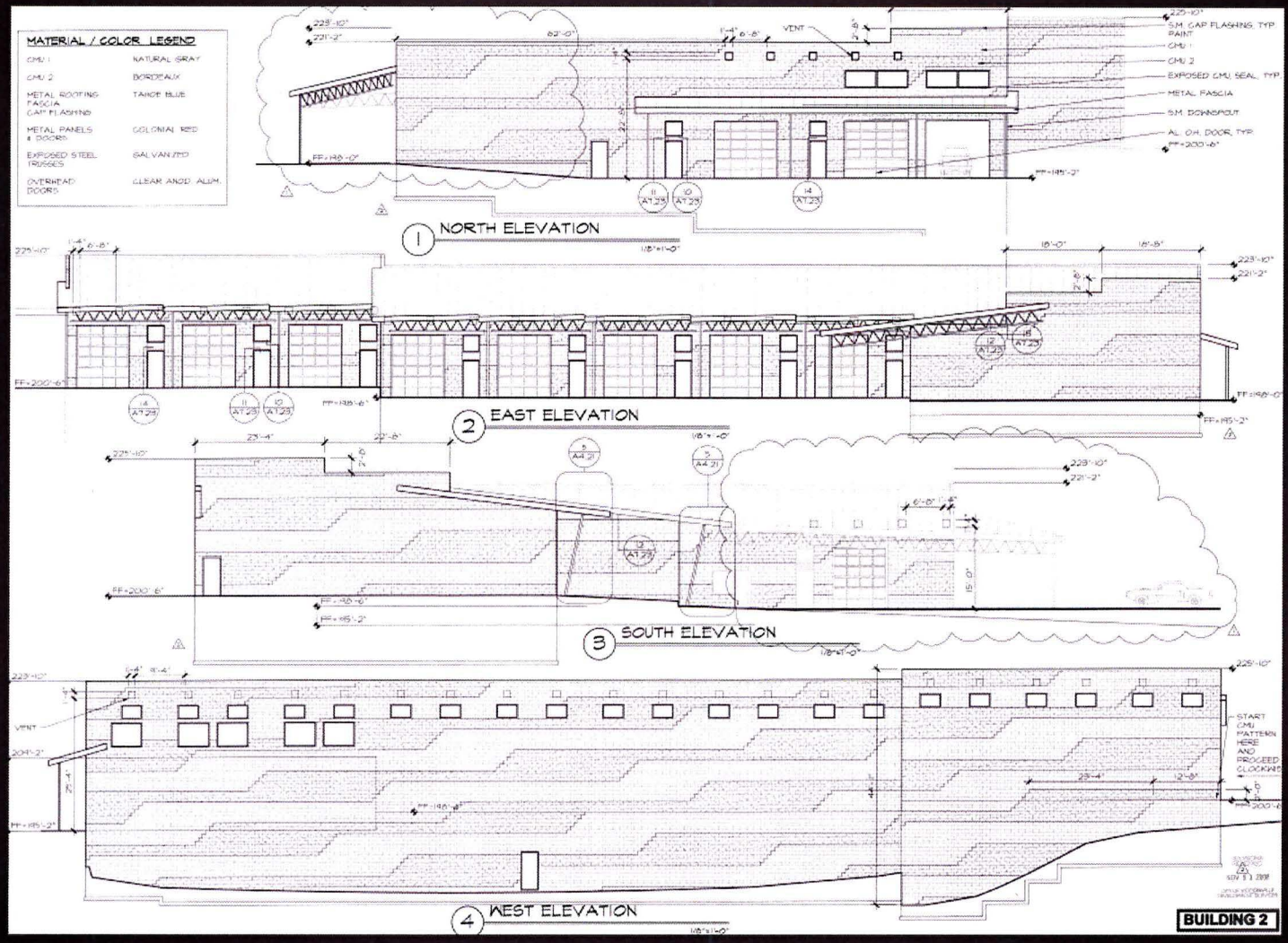
- Site developed in 2008-2009
- Uses include wineries, automotive shops, breweries, quick service restaurant
- Wetland located at north of property



CUP

- Fitness studio located in existing office space
- Specializes in different styles of dance and aerial arts
- Qualifies under Sports and Recreational Instruction (NAICS 611620)
- Parking study adopted, indicating sufficient parking on site




MATERIAL / COLOR LEGEND
CMU 1 NATURAL GRAY
CMU 2 BORDEAUX
METAL ROOFING FASCIA CAP FLASHING TARDE BLUE
METAL PANELS & DOORS COLONIAL RED
EXPOSED STEEL TRUSSES GALVANIZED
OVERHEAD DOORS CLEAR ANOD. ALUM.
S.M. CAP FLASHING, TYP. PAINT
CMU 1
CMU 2
EXPOSED CMU SEAL, TYP.
METAL FASCIA
S.M. DOWNSPOUT
AL. OH. DOOR, TYP.
1 NORTH ELEVATION
2 EAST ELEVATION
3 SOUTH ELEVATION
4 WEST ELEVATION
START CMU PATTERN HERE AND PROCEED CLOCKWISE
BUILDING 2

APPLICATION

- 9/11/14 - Application submitted
- 9/25/14 – Incomplete application
- 11/13/14 – Revisions submitted
- 11/18/14 – Application complete
- 11/24/14 – Notice of Application
- 12/18/14 – Additional information requested
- 12/27/14 – Applicant response
- 2/2/15 – Notice of Hearing
- 2/18/15 - 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 Spinderella Studios (File No. CUP14001), subject to the following conditions:
  - This conditional use permit allows for the operation of a sports and recreation instruction business in an existing tenant space that is approximately 1,900 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.
  - Class sizes are limited by the occupancy listed on the certificate of occupancy.
  - 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