



Project/Issue Name: SU 21-001. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Jennifer Wood for the operation of an Office for Jennifer's Cleaning at 621 North Walnut Avenue in Republic, Missouri.

Submitted By: Jennifer Wood

Presented By: Chris Tabor, Principal Planner

Date: January 11, 2020

ISSUE IDENTIFICATION

Jennifer Wood has applied for a Special Use Permit for a Cleaning Services Office in a residential district located at 621 North Walnut Avenue.

DISCUSSION AND ANALYSIS

The subject property of this application is identified as 621 North Walnut Avenue, which is comprised of approximately 0.17 acres of land, zoned Medium Density Single-Family Residential (R1-M). The lot is occupied by a single-family residential dwelling of approximately 624 square feet. The property borders residential dwellings to the north (Medium Density Single-Family; R1-M) and west (Two-Family Residential; R-2), Villars Automotive Center to the south (Local Commercial; C-1) and Village Green Square shopping center across the street to the east (Local Commercial; C-1).

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing the use of an existing single-family residential dwelling, as an administrative office for their cleaning service business.

Compatibility with City's Special Use Ordinance

The City's Special User Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards are imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood. Special Use Permits may be issued for commercial offices in residential districts, which are associated with low traffic volumes, such as accounting, architecture, drafting, engineering, law, and associated professional consulting services (Exhibit).



The Applicant will be required to have a valid business license on file with the City prior to allowing business to be conducted.

Municipal Water and Sewer Service: This site is currently served by City of Republic water and sanitary sewer services. **The approval of a Special Use Permit for a Cleaning Services Office at the subject property will require no new connections to existing water and sanitary sewer lines currently serving the property at the present time.** An eight (8) inch water main is currently serving the property and is running north and south along Walnut Avenue; the water flow is sufficient for Commercial Office-Institutional (C-O) development on the subject property. An eight (8) inch gravity sanitary sewer main serves the property, flowing to the Wastewater Treatment Plant. The Wastewater Treatment Plant currently has capacity to serve the change in use.

Duration: This Special Use Permit, were it approved, would remain **valid until a change in use or ownership occurred.** Changes in use or ownership would void the Special Use Permit. Furthermore, the property owner is required to maintain the residential character of the home and any improvements made to the property must meet this criterion. Design review for improvements would occur during the review phase of the building permit application process.

Transportation: The subject parcel has a single access point on Walnut Avenue useable for residential purposes. The access point is opposite one of two parking lot entrances that serve Village Green Square from North Walnut Avenue. The second access point for Village Green Square, along Walnut Avenue, is about 36 feet to the north

Walnut Street is designated by the Major Thoroughfare Plan (MTP) as a **Local** road. Local roads feed the Collectors and are intended for low-volume, low-speed traffic. The primary function of the Local classification is provision of access to abutting property; the secondary function is to provide traffic flow and movement. The Major Thoroughfare Plan Design Standards require a street width of 28 feet and Right-of-Way of 50 feet for Local roads. Walnut Street, at this location, has a width of approximately 20 feet.

Impact on the transportation network is evaluated by the City Engineer through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual; these standards include uses and an associated number of trips generated by these uses. **The City Engineer has identified the trip generation for a small professional office up to 1,500 square feet to be up to 26 trips per day; the trip generation for a residential single-family dwelling is up to 10 trips per day.** A small professional office is defined as a small office building housing a single tenant equal to or less than 5,000 square feet in size; it is a location where business, commercial or industrial organizations, or professional people or firms conduct business (Institute of Transportation Engineers Trip Generation Manual).



EXHIBIT A

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does not** contain any **identified sinkholes** on the property.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.**

STAFF RECOMMENDATION

Staff recommends the approval of the proposed Special Use Permit for Jennifer Wood at 621 North Walnut Avenue with the following conditions:

1. The special use shall provide sufficient off-street parking spaces to contain all parked vehicles associated with the special use.
2. Parking provided by the special use must be of residential character.