



Legislation Details (With Text)

File #: 21-1534B **Version:** 1
Type: Ordinance **Status:** Passed
File created: 12/2/2021 **In control:** City Council
On agenda: 12/21/2021 **Final action:** 12/21/2021

Title: Pass the ordinance granting approval of a conditional use for a massage establishment for the subject property located at 552 S. Washington Street (Soma Sage Health & Healing) - PZC 21-1-116

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Soma Sage - Final, 2. Exhibit A - Legal Description, 3. Exhibit B - Survey, 4. Exhibit C - Response to Standards, 5. Development Petition, 6. Floor Plan, 7. Vicinity Map, 8. Disclosure of Beneficiaries - Petitioner, 9. Disclosure of Beneficiaries - Property Owner, 10. PZC Draft Minutes

Date	Ver.	Action By	Action	Result
12/21/2021	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting approval of a conditional use for a massage establishment for the subject property located at 552 S. Washington Street (Soma Sage Health & Healing) - PZC 21-1-116

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Ashley Green, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 21-1-116 on December 1, 2021 and provided a positive recommendation on the request (approved 9,0). Staff concurs.

BACKGROUND:

The Petitioner, Nikole Clay of Soma Sage Health and Healing, is requesting approval of a conditional use for a massage establishment. The 749 square-foot tenant space is located on the second level of an existing two-story, 29,920 square-foot mainly medical and business office building.

The subject property is located on the east side of Washington Street, near the intersection of Porter Avenue and Washington Street with a common address of 552 S. Washington Street. The lot is zoned OCI (Office, Commercial, Institutional) and the Petitioner intends to occupy Suite 207.

The East Sector Plan (1998) identifies the future land use of the subject property as Office/Research & Development; the tenant is compatible with this designation.

DISCUSSION:

Conditional Use for a Massage Establishment

Per Section 6-7F-3 of the Municipal Code (OCI District: Conditional Uses), a massage establishment is a conditional use in the OCI zoning district. Suite 207 is located on the second floor as depicted on the floor plan. It is generally accessed through the lower lobby entrance and use of the stairs or the elevator.

There are no exterior changes or modifications proposed to the building. The Petitioner's tenant space meets the required building and life safety codes.

The existing building is served by parking areas located on two sides with a total parking space count of approximately 130 spaces. After a review of the current tenant roster for the building, it was determined the parking requirement for all current tenants totals 78 parking spaces. Per Section 6-9-3:6, a massage establishment is required to have 1 space per service station plus 1 space per employee thus resulting in 2 required parking spaces for the proposed use. Therefore, there is sufficient parking available for the conditional use.

Planning and Zoning Commission Action

The PZC opened the public hearing to consider PZC 21-1-116 on December 1, 2021. The Petitioner provided an outline of the request. No member of the public provided testimony. After limited discussion, the Commission closed the public hearing and voted to recommend approval of PZC 21-1-116 (approved, 9-0). Staff concurs with the recommendation.

Response to Standards

The Petitioner's responses to the Standards for Granting a Conditional Use are included in the attachments. Staff and the Planning and Zoning Commission are in general agreement with the Petitioner's findings and recommend adoption by the City Council.

Key Takeaways

- The Petitioner requests approval of a conditional use for a massage establishment to be located in Suite 207 of the multi-tenant building located at 552 S. Washington St.
- Staff and the PZC are supportive of the request.

FISCAL IMPACT:

N/A