



**Planning Commission Memorandum**

**To:** Planning Commission  
**From:** Justin Fortney, City Planner  
**Date:** May 11, 2015  
**Item:** SUP - Retail Services, I-1 Industrial – 2911 Enterprise Ave Suite C

**Planning Commission Action Requested:** The Planning Commission is asked to review the SUP (Special Use Permit) and make a recommendation to City Council.

**Background Information:**

The Purpose of the I-1 Industrial Park is to provide a place for manufacturing and warehousing that is not allowed in other areas of the city. This zoning district also allows for retail sales and services as the primary operation by SUP. The review of a SUP is conducted to determine if any special conditions are needed to assure that the proposed use operates in harmony with the surrounding area.

This is an existing business that came to the attention of staff during a similar request for 2939 Enterprise Ave (REDline HP).

**Comprehensive Plan Classification**

The 2030 Comprehensive Plan designates the property as Industrial.

**Zoning Classification**

The subject property is zoned I-1 Industrial Park. The use of an athletic training center is allowed in this zoning district with approval of a Special Use Permit.

**Adjacent Zoning and Land Use**

The following land uses abut the property:

| <b>Direction</b> | <b>Existing Use</b> | <b>Zoning</b> | <b>Comp Plan</b> |
|------------------|---------------------|---------------|------------------|
| North            | Vacant              | I-1           | Industrial       |
| East             | Vacant              | I-1           | Industrial       |
| West             | Excavating          | I-1           | Industrial       |

**Special Use Permit Review**

The primary concern for reviewing retail and retail services in the industrial park is to determine their effect on the area, including the existing parking and transportation systems. This is of particular concern for high volume businesses that may not work well on some of the park's minor roadways. Parking is more of a concern for existing buildings as most parking lots were sized for industrial and warehouse uses, which require less parking than many retail uses.

There are several business that have or do operate in the industrial park under a valid SUP including several automotive/ motorcycle repair businesses, pet adoption, dance school, gymnastics studio, kids ATV sales, and REDline HP (proposed).

**Parking**

The zoning code doesn't have a parking requirement for a land use classification similar to the proposed use. The applicant states that all visitors will be coming for scheduled workouts with a staff member. They usually have up to 10 cars at a time during a scheduled class and do not have an open gym format. They are busiest on weekends and often the trainings are conducted off site.

There are currently about 53 parking spaces on the site and three other tenants in the building. These three tenants are small scale manufacturing and warehousing without any retail components. The applicant leases about 3,500 SF of the 22,000 Sf building. Staff is not aware of any parking issues at this location and is comfortable with the current parking situation.

**Notice**

Notice was sent to property owners within 350-feet of the subject property. No comments have been received at this time.

**Recommendation**

Staff recommends approval of the request, subject to the following conditions:

- 1) The Special Use Permit only applies to the current portion of the building known as suite C.

**Attachments:**

- Photograph
- Aerial Photograph

