



Staff Report

Public Hearing: **May 23, 2017**

Petition: **Rezone 11132
CUP 2379**

Zoning Amendment:
**R-1 Residence District to A-2(1)
Agriculture District**

Town/sect:
**Rutland
Section 30**

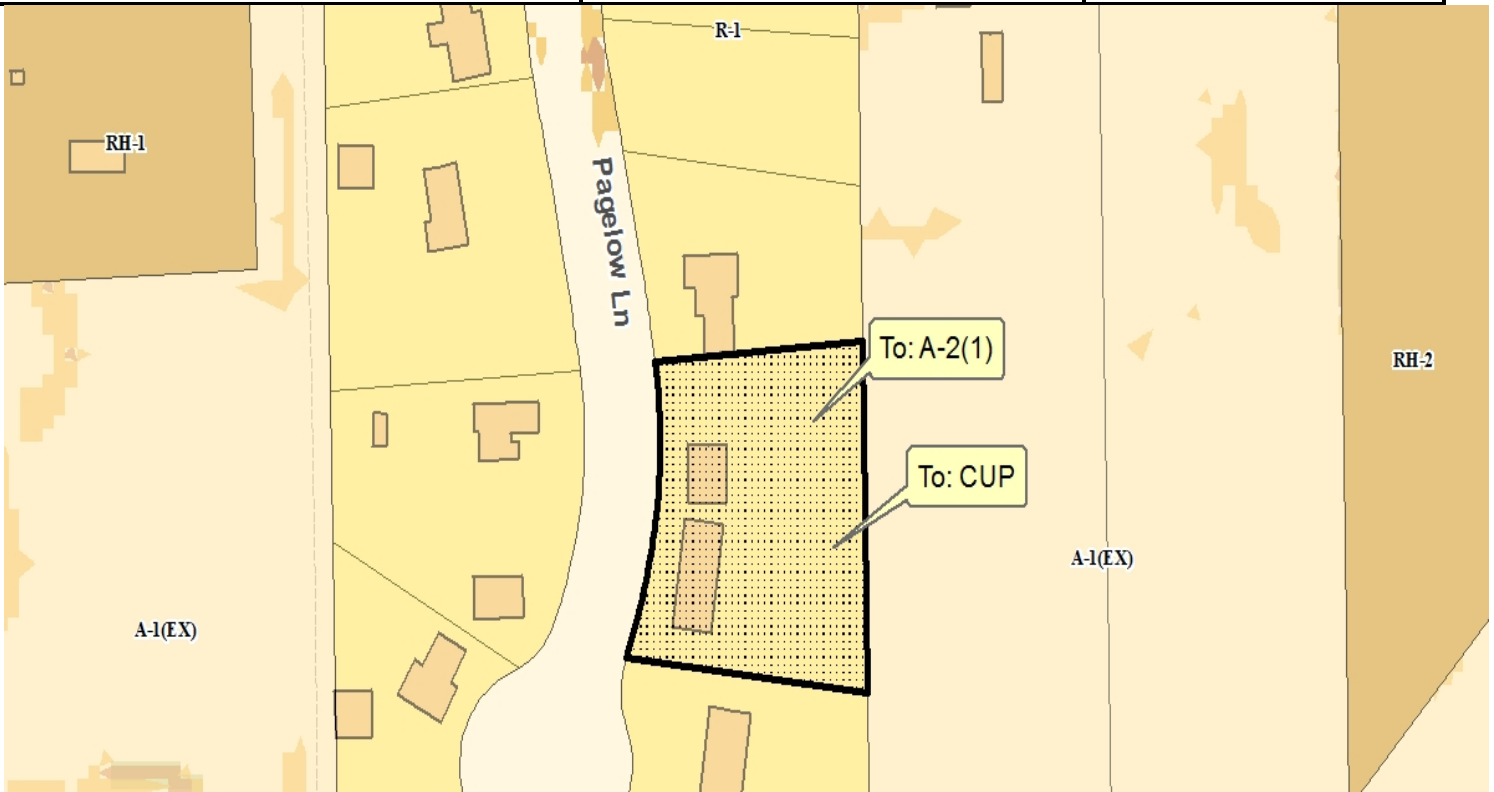
Acres: 1.2
Survey Req. No

Applicant
Tina M Hayward

Reason:
**Zoning change to allow limited
family business
CUP Description: Cleaning
Business**

Location:
364 Pagelow Ln

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests approval of a zoning change from R-1 Residential to A-2(1) Agricultural along with a Conditional Use Permit to allow for a Limited Family Business (Tina Hayward Cleaning business). Hours of operation are 8:20AM-3:30PM, Monday-Friday (no weekend hours). All work is conducted offsite by family members residing on the premises and the part time employees of the cleaning business.

OBSERVATIONS: The property is located in the Acres Green residential subdivision consisting of 13 lots. No new development is proposed. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "Medium Density" residential planning area. Town plan policies are generally supportive of home-based and limited family businesses.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: Barring concerns raised by neighboring residents at the public hearing on this petition, the proposed use appears reasonably consistent with town plan policies. Concerns could arise if the business grows to include additional staff or storage of fleet vehicles on the property. See draft recommended conditions of approval for the CUP on page 2, below.

5/23 ZLR: The petition was postponed due to no town action

TOWN: Zoning approved with no conditions.
Conditional Use Permit approved with no conditions.

Proposed Conditional Use Permit # 2379

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The Conditional Use Permit is for a Limited Family Business - operation of a cleaning service business.
2. Compliance with the provisions of section 10.192 of the County Code - Procedure And Standards Of Operation For Limited Family Business - is required.
3. The operator shall comply with the materials presented as part of the Conditional Use Permit application.
4. Hours of operation shall be limited to 8:00AM to 3:30PM, Monday-Friday.
5. All services shall be conducted offsite.
6. No business signage permitted on the property.
7. Outdoor parking / storage of employee vehicles limited to hours of business operation.
8. The CUP shall expire upon sale of the property to an unrelated 3rd party.