

Planning Commission Staff Report

MEETING DATE: January 11, 2022 **STAFF:** Stuart Borders, Senior Planner

PROJECT NAME: Walters Home Business

CASE NUMBER/REQUEST: Case 22-400-01 – Home Business Permit – 16804 E. Salisbury Road –

Gwen Walters seeks approval to operate a dog grooming business

APPLICANT/OWNER: Gwen Walters

PROPERTY ADDRESS: 16804 E. Salisbury Road

PROPERTY ZONING: R-6 (Single-Family Residential)

SURROUNDING ZONING/LAND USE:

N/S/E/W: R-6; single-family residences

PUBLIC NOTICE:

Letters to property owners within 185 feet – December 23, 2021

FURTHER ACTION:

 Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends **APPROVAL** of this Home Business application with the following conditions:

- 1. The business shall operate only between the hours of 9:00 am through 7:00 pm, Monday through Friday, and 9:00 am through 12:00 noon on Saturday and Sunday.
- 2. The applicant's business will provide grooming service for only one dog at a time.
- 3. No customer dogs will be kept overnight on the premises.
- 4. Proper permits must be obtained for any plumbing/mechanical/building or related work.
- 5. No business license may be issued until all work has been completed, inspected, and approved by the Building Permit division.
- 6. Maintain all required licenses.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The applicant, Gwen Walters seeks approval to operate a dog grooming business in her home at 16804 E. Salisbury Road.

Current Use: Single-Family residence Proposed Use: Dog grooming

House Size: 835 square feet+/-

ANALYSIS

Gwen Walters seeks to operate a dog bathing and grooming business in her home at 16804 E. Bundschu Road. She is a certified dog groomer and previously worked at an area business but has decided to operate from her home.

Her home is a cream color single story building containing about 835 square feet with a single car garage accessed by a double car paved driveway. Ms. Walters intends to convert a rear bedroom for the business activity which will require the installation of plumbing into the room. There will be no outside employees.

Generally, Ms. Walters will operate Monday through Friday, with perhaps an appointment or two on the weekends.

The house was inspected and approved by the City Fire Inspection division.

EXHIBITS

- 1. Applicant's Letter
- 2. Application
- 3. Affidavit
- 4. Notification Letter
- 5. Mailing List
- 6. Aerial Site Plan
- 7. Fire Inspection Report
- 8. Comp Plan Map
- 9. Zoning Map