



## GLPC AGENDA ITEM # 4

NOVEMBER 29, 2021

### Conditional Use Request by Serenity Springs File #: CU-2021-06

Serenity Springs, represented by Stephanie Hughes, is requesting a Conditional Use Permit (CUP) for a Personal Service Shop in an Office Professional (O-P) zoning district. The subject property consists of 0.41 acres located at 2717 Windemere Drive, which is along the east side of the road about 200 feet south of Eager Road. The property contains a small office complex (5,610-sf) with 5 tenant spaces. The applicant is proposing to convert unit "B" (about 800-sf) into a "flotation therapy" facility that consists of a small office space and a large storage room for spa chemicals, as well as two rooms that each have one personal flotation tank. There would be only one primary staff person on site who would see up to 2 persons at a time for a 2-hour timeslot (1-hour for actual flotation, 1-hour for each room for cleaning and preparation for the next client). The applicant is proposing minor interior remodeling only, with no exterior changes to the building or site. More information about "flotation therapy" as well as letter of support for the applicant's proposal, are attached.

The subject property is located within an **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of a small row of parcels along Windemere Drive which contain small professional offices. The surrounding area is dominated by offices and institutional type uses, as well as high-density residential development nearby. The applicant's proposed space is within an existing professional office building which has adequate but not an abundance of parking. Fortunately, the proposed use is very small in scope (only 800-sf, or 1/7 of the building) and it will only have up to 2 clients at a time, each on a 2-hour turnaround. Therefore, this proposed use will generate comparatively very little traffic or parking demand, and it will hardly be noticeable within the much larger office building. However, an expanded and much larger facility could overload the existing parking availability of this particular site, and there should be some upward limit on the overall size of the allowed use.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Personal Services Shop in the form of a flotation therapy facility in O-P zoning, within a total gross floor area not to exceed 1,900 square feet.
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business License for the approved use has been requested by that date.