

## Conditional Use Permit Application

Hearing Examiner Conditional Use Permit (Type III) required.

1. **Code provision allowing proposal** – 17C.210.060.B allows for change to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved. Construction of a detached storage building is envisioned as a later portion of the project to support growth of the business. The building would be replacements for similar detached structures shown in backdrop of the photo below that were demolished.



2. **Consistent with Comprehensive Plan** - Use of the property will remove hazards of a substandard building and include renovation consistent with historical appearance. Property was abandoned for at least 10 years prior to our purchase and was a nuisance property for the neighborhood, attracting vagrants, graffiti and trash dumping. The detached structure was a particular problem due to its poor condition and because it provided a semi-protected area that was not visible to the neighborhood, leading to illegal camping and other activities. Residents have told us they are happy we are now maintaining the landscaping and will be glad to see it renovated. Our plan for the building and future detached structure will deter potential

illegal activity on the property by incorporating camera systems, motion activated lights and leaving clear line of sight to the entire property for neighbors.

3. **Concurrency Requirements** - Proposed use for the property will be lower demand on all services listed in 17D.010 below the prior uses as a school, church and daycare. Expected occupancy is typically 4-5 people and only during weekday business hours. Activities on site will not generate large demand for public water, transportation or solid waste disposal/recycling.
4. **Site Plan Considerations** - The planned usage demands no unusual modifications. In fact most of the renovations will be consistent with residential facilities such as kitchens and bathrooms that are directly relevant to the design work the company offers. Topography, soils, drainage and other property characteristics are all currently suitable and do not require changes for the proposed use.
5. **Adverse Impact on Environment or Surrounding Properties** - No adverse impact to environment or surrounding properties anticipated, in fact full renovation of the property should have positive impact on surrounding homes and Ruth Park, which is directly across the street from it.

I am not sure questions 6-10 are required since all prior usage has been institutional, not residential, but answers are provided just in case to avoid delaying the permit application.

6. **Proportion of Residential Household Living Use** – Property has never been used for residential purposes. All prior uses were institution with building initially constructed for a public school, then conversion to a church and later a day care.
7. **Physical Compatibility** - Proposed use of the property include renovation that will repair exterior of the property consistent with historical appearance when it was a school, church and daycare. Landscaping will also remain consistent with residential property. Any signage installed will be small and back from the street.
8. **Livability** – Property will be operated weekdays during normal business hours. Activities will not generate significant noise, odors, litter or traffic that might impact privacy or safety. Exterior lighting will be limited to that needed for physical security of the building and will be sensor activated, timer controlled and directed towards the structure, not the neighborhood.
9. **Public Services** – The proposed use conforms with the street designation related to transportation. Property was assessed to have significantly more street parking than required for planned use. It will not generate significant additional traffic and is readily and safely accessible by various public and private means of transportation. Demands on public services such as water supply, police and fire protection will not exceed past institutional usage and may even be less than typical residential use would generate.