

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: August 22, 2023 / September 12, 2023

Subject: Ordinance 23-029: Conditional Use Permit – Major Home Occupation Hair Salon – 2031 Derald Drive

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Nicole Ribstein has applied for a Conditional Use Permit to operate a home hair salon, a Major Home Occupation in the Residence R-1B Single-Family District.

Background:

The applicant owns a residence at 2031 Derald Drive and would like to operate a hair salon from the home. A hair salon is considered a Major Home Occupation, which is reviewed through the Conditional Use Permit process using the standards found on the major home occupation checklist. Home hair salons are allowed as a major home occupation only as a single chair operation.

Item Details:

2031 Derald Drive is a single-family residence in the R-1B Single-Family District. The applicant is proposing to renovate a portion of the home for use as a salon with direct access for customers. The renovation will take place on the first floor of the structure near a rear corner of the home. Plumbing work for a bathroom will be required for the proposed salon. Major home occupations are approved if the remodel work includes alterations customary in a dwelling unit.

The residence includes a two-stall garage with two driveway parking spaces. One space will need to be dedicated for the salon. A sidewalk runs along the side of the garage to a dedicated entrance for the salon. A small sign is proposed at the entrance of the salon. A sign would be permitted if it contains no commercial messages except for services legally offered on the premises and is limited to eight square feet in size.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the Conditional Use Permit would support an entrepreneurial effort.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Planning Commission voted 7-0 to recommend approval. Staff recommends approval. The item did not require Development Review Team review.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Conditional Use Permit Application

Major Home Occupation Checklist

Site Plan

Location Map