

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: December 15, 2020 / January 12, 2021

Subject: Conditional Use Permit application - Major Home Occupation

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

Summary:

A conditional use permit application has been submitted for the establishment of a major home occupation at 1420 Legeros Dr. The home occupation will consist of the operation of a CNC machine and 3-D printer within a single-family home.

Background:

Alexander Schafer, homeowner of 1420 Legeros Dr., has submitted a conditional use permit application for a major home occupation proposed within his home. The home and surrounding lots are located within a Residence R1-C single-family district. Major home occupations require a CUP within this zoning district.

The intended use is the operation of a personal CNC machine and 3-D printer within the home for the homeowner's business making custom made-to-order parts and accessories. The operation is anticipated to use more than 500 sq. ft. but no more than 50% of the gross floor area of one story of the home. The amount of space utilized for the home occupation as well as the existence of mechanical equipment necessitates the requirement for major home occupation rather than a minor home occupation.

The applicant does not anticipate noticeable on-site sales or traffic increases.

Discussion:

The proposed use did not meet the requirements for a minor home occupation, therefore, a major home occupation is required. A major home occupation is allowed in the R1-C district as a conditional use. The proposed use meets the requirements for major home occupation and CUP.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

The proposed use would be an example of a small business start-up promoted in the strategic plan under fostering culture of innovation and entrepreneurship. An approved conditional use permit will allow an entrepreneur to start a business in their home with the hope that the business one day grows to a point of needing relocation into an industrial center in town.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Approve with conditions
3. Deny
4. Move the item to a study session
5. Do nothing

The Planning Commission voted 7-0 recommending approval of the Conditional Use Permit request. Staff recommended approval of the CUP application.

Supporting Documentation:

Memo

Ordinance

Notice

City Council Hearing Notice

Planning Commission Minutes

Application

Area Map

Zoning Map