

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: July 13, 2021 / July 27, 2021

Subject: Kwasniewski Conditional Use Permit - Major Home Occupation - 2029 Elmwood Drive

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

Summary:

Carla Kwasniewski has applied for a Conditional Use Permit to operate a hair salon within a single-family home, which is a major home occupation in the Residence R-1B single-family district.

Background:

Carla and Scott Kwasniewski recently purchased the home at 2029 Elmwood Drive. The home had been previously renovated for a rental apartment in a portion of the basement of the home. This portion of the basement has a separate entrance providing direct access to the space, which the applicant would now like to reuse as a hair salon. A hair salon is considered a major home occupation.

Item Details:

The salon will include one chair and appointments are required. Two parking spaces are required for a major home occupation. This would be in addition to the two parking spaces required for the single-family dwelling. The two-stall garage and driveway leading to the garage will be sufficient. Since appointments are required, only one parking spot at a given time should be occupied by a customer. In the case of overlapping appointments, the remaining parking space in the driveway could be utilized or a car may park temporarily on the street.

The applicant proposes to operate the hair salon between the hours of 10:00 a.m. – 7:00 p.m. Monday through Thursday. The salon will not be open during the weekend. The applicant has completed the major home occupation checklist which suggests that all conditions of approval will be met. The applicant may place a small sign on the lot. A sign is allowed so long as it meets the sign regulations for a residential district.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – community improvements, equitable opportunities, community appearance, city-owned land, land purchasing policy, future development/re-development, future growth

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. Do nothing

The Development Review Team recommends approval. The Planning Commission voted 5 – 0 recommending approval of the conditional use permit request with the following conditions:

- 1) The Conditional Use Permit is for the applicant only and cannot be transferred to future property owners.
- 2) The Conditional Use Permit allows for a maximum of one service chair in the hair salon home occupation.
- 3) Only residents of the dwelling may be employed or participate in the home occupation.
- 4) Any signage requires a sign permit and must conform to the standards and allowances set for a residential district.

Supporting Documentation:

Ordinance

City Council Legal Notice

Legal Notice

Planning Commission Minutes

Application

Major Home Occupation Checklist

Aerial Map

Site Plan