



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
October 7, 2014

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 14-12-SUP,  
and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 14-12-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit for Sports Studio to be located on Dorris Addition, Block 1, Lot 1 at 501 N. Main Street in the Neighborhood Business District (C-1) and consider recommendation for an Ordinance.

**ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

**SUMMARY OF SUBJECT:**

**Applicant:** John Monroe representing Korean Taekwondo Institute, dba Kickin Kids

**Location/Zoning:** 501 N. Main Street, Suite 121, zoned Neighborhood Business District (C-1).

**Project Description:** The Unified Development Code requires membership recreation clubs located in the C-1 zoning district, such as sports studios, to have a Specific Use Permit. The retail center located at 501 N. Main Street has several lease spaces available. Mr. Monroe proposes to lease 6,000 square of space to locate his taekwondo studio. Classes would be held between 3:00pm and 9:00pm. The business employs three people. There is adequate parking within the center to support all of the businesses within the center.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Mr. John Monroe; and,
- b. Tied to the business name: Korean Taekwondo Institute, dba Kickin' Kids; and,
- c. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Exhibit – Submission Letter
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner