To: City Planning Commission
From: City Staff
Date: June 10, 2019
Re: Petition #SP-2019-59

GENERAL INFORMATION

Applicant:
Kelly and James Hormann

Status of Applicant:
Property Owner
7114 Parallel Parkway
Kansas City, KS 66112

Requested Action:
Approval of Special Use Permit

Date of Application:
April 4, 2019

Purpose: Special use permit for a home occupation pet grooming business.

Property Location:
7114 Parallel Parkway

Commissioner Districts:
Existing Zoning: R-1 Single Family District

Existing Surrounding Zoning: North: R-1 Single Family District
South: R-1 Single Family District
East: R-1 Single Family District
West: R-1 Single Family District

Existing Uses: North: Single Family Residence
South: Painted Hills Golf Course
East: Single Family Residence
West: Single Family Residence

Total Tract Size: .76 acre

Master Plan Designation: The City Wide Master Plan designates this property as Low Density Residential.

Major Street Plan: The Major Street Plan designates Parallel Parkway as a Class A Thoroughfare and North 71st Street as a local street.

Advertisement: The Wyandotte Echo – May 16, 2019
Letters to Property Owner – May 16, 2019

Public Hearing: June 10, 2019

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicants, Kelly and James Hormann, are requesting approval of a Special Use Permit to operate a full-service pet grooming salon in the basement of their home at 7114 Parallel Parkway.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

   The neighborhood is comprised of primarily single-family households to the north of Parallel Parkway, with a golf course on the south side of Parallel Parkway.

2. The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.
The zoning and uses of nearby properties are laid out above. The proposed use could be compatible with them if operated properly.

3. **The suitability of the property for the uses to which it has been restricted.**
   **Will removal of the restrictions detrimentally affect nearby property.**

   The removal of restrictions will not detrimentally affect nearby property.

4. **The length of time the property has remained vacant as zoned.**

   The property is not vacant and is being used as a single family home.

5. **The degree of conformance of the proposed use to the Master Plan.**

   Special use permits are not addressed in the Master Plan.

6. **Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

   This is not expected to be an issue. Staff has recommended that if approved, no more than two customers be present at any given time, and that customers must park on private property.

7. **Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

   The proposed use would provide a convenience to the public by offering a pet grooming service. It is not expected that the proposed use would substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. **Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.**

   The noise could become an issue for nearby property owners. Staff has asked for clarification regarding how noise will be managed.

9. **Whether the proposed use will pollute the air, land or water.**

   Staff has asked for further clarification regarding the use of any hazardous materials or chemicals and how they will be disposed of. The applicant stated that no hazardous materials will be used for clean-up or other purposes.

10. **Whether the use would damage or destroy an irreplaceable natural resource.**
This is not an issue.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain to the public health, safety and welfare is minimal.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

This is not an issue.

**PREVIOUS ACTIONS**

None

**NEIGHBORHOOD MEETING**

A neighborhood meeting was held on May 23, 2019. The minutes, sign-in sheet and affidavit are attached. No opposition was expressed.

**KEY ISSUES**

Waste disposal
Noise

**STAFF COMMENTS AND SUGGESTIONS**

**Business License Comments:**

1. If approved, applicant will need to file and maintain a current occupation tax application

**Urban Planning and Land Use Comments**

1. The operations letter states that you will have a kennel area. How many animals will be kenneled at a time, and for how long? Will there be any overnight kenneling or long-term boarding?

*Applicant Response:* I would only want to groom five animals a day. So only five would be kenneled. But not all five would be kenneled at the same time. I would book them on the hour starting at 8 am and the last appointment at 12 or 1 pm. Each dog may take up to 2 to 3 hours. And there would be only one customer dropping off at a time. No overnight or long-term boarding will be provided.

2. How many clients would you have per day?
Applicant Response: Four to five clients a day.

3. How will you dispose of animal waste, fur trimmings and soap/chemical runoff?

Applicant Response: Animal waste and fur trimmings will be disposed of in the weekly trash pickup. And the grooming shop will have its own trash can. Soap runoff will be washed down the drain.

4. Will any hazardous materials or chemicals be used in the grooming process, clean up, or other operations?

Applicant Response: No hazardous materials will be used at any time.

5. Parallel Parkway is a Class A thoroughfare that experiences high traffic volume. The potential for loose animals in this area could be both dangerous for drivers and a nuisance for residents. Describe the drop-off and pick-up process and how you will ensure no animals are let loose at any time.

Applicant Response: Because Parallel is such a busy road I will have a strict leash/travel kennel policy of all clients.

6. Describe how you will keep noise at a manageable level so as not to disturb neighboring residences.

Applicant Response: I truly believe noise will not be an issue because my neighbors on both sides are a great distance away from the kennel space.

7. All clients must park on the private property of the residence.

Applicant Response: Yes, all of my clients will park in the lower driveway. And have access to use my turn around for exiting.

If approved, recommended for one (1) year, subject to:

1. No signs.
2. No employees other than members of the immediate family residing on the premises.
3. No more than two (2) clients doing drop-off or pick-up at any one time.
4. Hours of operation being 8:00 a.m. to 5:00 p.m.
5. No overnight boarding of animals.
6. Applicant must file and maintain an occupation tax application.

Public Works Comments

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None.
B) Items that are conditions of approval (stipulations):
C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommend APPROVAL of Petition #SP-2019-59 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Zoning map
Operations Letter
Property photos
Floorplan
Neighborhood Meeting Sign-In, Minutes and Affidavit

REVIEW OF INFORMATION AND SCHEDULE

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<td>June 27, 2019</td>
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STAFF CONTACT:  Kimberly Portillo
kportillo@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission RECOMMEND APPROVAL of Petition #SP-2019-59 to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. ____________________________________________________________;
2. ___________________________________________________________; And
3. ____________________________________________________________.
OR

I move the Kansas City, Kansas City Planning Commission RECOMMEND DENIAL of Petition #SP-2019-59 to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.
Sign In Sheet

George Beal
Pinder Bond
Wioletta Miller
Harry Harris
Steve Smith
Jill Brown
Meeting called to order at 5:00 PM

People in attendance:
- Kelly Horman
- James Horman
- Alice Miller
- Sara Spaedy
- George Beard
- Andrea Beard

Kelly presented A Billion Bubbles Vision Board including photographs and drawings of business plans. The visual presentation featured aesthetic finishes for business interiors and exteriors. Kelly included details regarding client drop-off structure, business hours, services and products.

Mr. Beard, a next-door neighbor, is able-bodied and attended the meeting. Because Mrs. Andrea Beard, his wife, is disabled, at the conclusion of her presentation Kelly visited Mrs. Beard in her home to accommodate her participation in the neighborhood meeting.

No questions or concerns from attendees.

Meeting adjourned at 5:30 PM

It should be noted that in response to the notice sent by Certified U.S. Mail to neighbors, Kristie Grimes, Valerie Cherry, and Deraid and Wilma Lind called to indicate they would not be able to attend the neighborhood meeting but did not have any opposition or concerns. In fact, Ms. Grimes and Ms. Cherry inquired about prices for grooming services.

Minutes taken by Sara J. Spaedy.
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI SS:
COUNTY OF Jackson

Comes now Kelly L. Hornman of lawful age, sound mind and good health and under oath states as follows:

1. That I am the petitioner for Petition #SP2019-59.
2. That I conducted a neighborhood meeting on May 23, 2019.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Kelly L. Hornman
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of May, 2019.


SARA JEAN SPAEDY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Feb. 15, 2021
Commission # 13432851

Notary Public