

**BACKGROUND
CONTINUED**

The applicant's business is such that she will be hosting occasional business and personal receptions and functions. The currently C-3 zoned portion is to be developed into a small, six (6) – seven (7)-space paved and landscaped parking lot.

There will not be regular customer/client traffic to the site. There is the potential for associates to stop by, but more likely only for occasional receptions/parties. The only new lighting proposed is solar lighting in the landscape areas. There is a motion light on the side of the garage, as well as significant existing street lighting. The applicant anticipates six (6) to twelve (12) entertaining events per year; including holidays, receptions, family reunions or business receptions. There will be no signage.

The applicant will modify the proposed parking lot plan to reduce the paved area and expand the green space. This will allow for more flexibility in placing of any landscape materials so as to not create any sight distance issues. She will work with staff on the final design of the plan.

Staff is supportive of the request as specifically proposed by this applicant. As such, staff believes the approval should be limited to this applicant's ownership and occupancy of the property. The PD-O will not include transference to any subsequent owner or occupant.

The Planning Commission reviewed this item at their December 13, 2018, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Capitol View – Stiff Station Neighborhood Association.