

# Sumter City-County Planning Commission

July 23, 2014

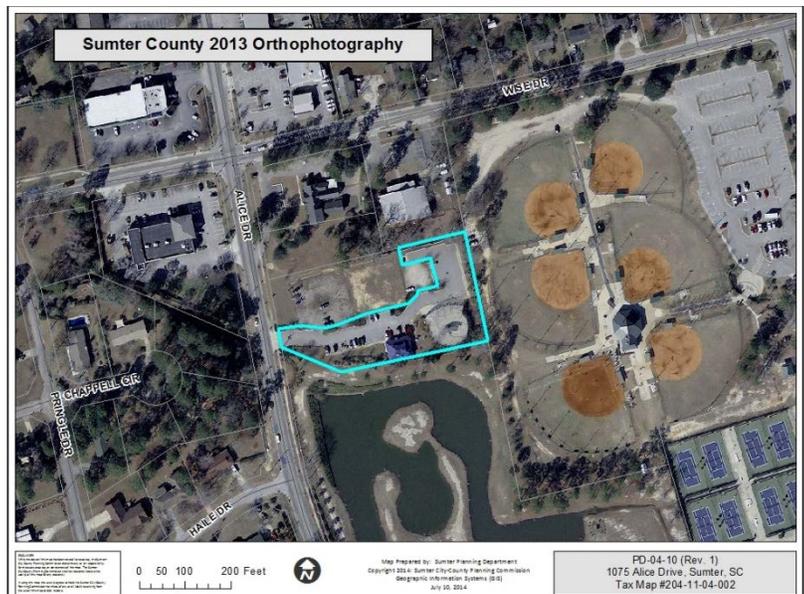
## PD-04-10 (Revision 1), 1075 Alice Dr. (City)

### I. THE REQUEST

<b>Applicant:</b>	David Quick
<b>Status of the Applicant:</b>	Contract Purchaser of 1075 Alice Dr.
<b>Request:</b>	Amend the existing Planned Development uses to add massage parlor/spa use.
<b>Location:</b>	1075-1077 Alice Dr.
<b>Size of Property:</b>	+/-2.29 acres
<b>Present Use/Zoning:</b>	Restaurant Structure & Outdoor Batting Cages with associated parking and landscaping & undeveloped parcel//PD-04-10
<b>Proposed Zoning</b>	Unchanged
<b>Tax Map Reference:</b>	204-11-04-002 & 204-11-04-008
<b>Adjacent Property Land Use and Zoning:</b>	North-Prudential Realty/PO South-Lake Alice/RMF East-Palmetto Park/R-15 West-Alice Dr./R-15

### II. BACKGROUND

PD-04-10 was formally adopted by City Council on August 3, 2004. The Planned Development rezoned the +/-2.29 acre tract of land from R-9 to a Planned Development to allow a limited number of commercial uses on the property. The overall tract is adjacent to Prudential John Brabham Realty and Palmetto Park. After the PD was created, the tract was subdivided into a 1.36 acre piece at 1075 Alice Dr. (highlighted in blue in the map to the right) and a 0.93 acre piece at 1077 Alice Dr.—the parcel between the former Rascals



site and John Brabham Realty.

When the PD was adopted, the approved use list expressly prohibited massage parlors and spas. The applicant is under contract to purchase 1075 Alice Dr. in order to relocate and expand their existing salon business. Proposed future business plans include opening a day spa with massage therapy services in addition to their current business offerings. Unless the PD is amended, the property cannot be used for the proposed purpose. Any amendments to the proposed uses within this PD will apply to both 1075 and 1077 Alice Dr.

The applicant requests to amend the existing Planned Development (PD-04-10) to add massage therapy services as a permitted uses within the established PD. The site under review is the former Rascals Restaurant and outdoor batting cages adjacent to Palmetto Park. The photograph below shows the existing site as it is today.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN



As shown in the 2030 Plan Map to the left, the property is influenced by the Suburban Development (SD) planning area. The primary objective of the SD designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. Infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged. As a matter of policy, the 2030 Plan stated,

*“The City and County will support an intentional mix of uses at medium densities in order to encourage development that offers residential, commercial, recreational, and employment uses in close or reasonable proximity to one another.” (Policy #1, pg. LU 13)*

Based on the existing location and established pattern of residential and commercial development in the vicinity, amending the PD uses to add massage therapy/spa services is not in conflict with the Plan.

#### **IV. TRAFFIC REVIEW**

The existing site has an established full access drive on Alice Dr. with one entrance lane with dedicated left and right exiting lanes. The 2012 traffic count for this section of Alice Drive was 15,800 15,400 vehicles per day operating at a LOS (level of service) 'B'. The site is in the vicinity of the intersection improvement of the Alice/Wise Drives intersection that is part of the Alice Drive Widening Project. The addition of the proposed use should have minimal impact on the existing corridor traffic. Spas and salons are less intense traffic generators than the previous restaurant use. Should any future construction or development take place on the property, traffic impacts will be reevaluated with any necessary mitigation measures identified.

#### **III. WATER AND SEWER AVAILABILITY**

City water and sewer serve the site.

#### **IV. STAFF RECOMMENDATION**

The staff recommends approval. The addition of the massage parlor/spa use will allow expansion of an existing business and reuse of a currently vacant structure.

#### **VII. PLANNING COMMISSION – JULY 23, 2014**

The Sumter City-County Planning Commission at its meeting on Wednesday, July 23, 2014, voted to recommend approval of this request.

#### **VIII. CITY COUNCIL – AUGUST 19, 2014 – FIRST READING / PUBLIC HEARING**