

SPOTLIGHT THEATER USE BY SPECIAL REVIEW TENANT FINISH

PLANNING COMMISSION
DECEMBER 9, 2021





USR21-0002 Vicinity Map

Subject Property



CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW TENANT FINISH

- Compliance with Use by Special Review Criteria



Sun Sep 15 2020

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nearmap

PROPOSED USE

Youth Theater

- 5,000 square foot space
- Dance, vocal, and theater training classes
- Classes held between 4:30 PM and 8:00 PM
- General office hours of 11 am to 8 pm
- Performances held periodically over the year

USE BY SPECIAL REVIEW REVIEW AND APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

- Staff recommends approval of the Spotlight Theater Use by Special Review – Tenant Finish

PROPOSED MOTION

*“I move to approve the Spotlight Theater Use by Special Review –
Tenant Finish”*

ALTERNATIVE MOTIONS

*“I move to approve the Spotlight Theater Use by Special Review –
Tenant Finish, with the following conditions: _____”*

“I move to continue this item to the meeting on XX/XX, 2022.”

QUESTIONS?

PLANNING COMMISSION
MAY 27, 2021

