

From: WILLIAM P MOORHEAD
Sent: Wednesday, August 13, 2014 9:51 AM
To: Planning
Subject: Comments - Proposed Farah Building Health Spa Special Exception Use

Planning Department / Commission,

I am a property owner, at 642 Trego Circle, located directly east of the noted Farah property on Liberty Street. I have concerns regarding the issuance of a variance for a special usage classification to the current O - Office classification of this property.

I don't believe that the listed terms of "fitness center" and "health spa" appear in the current adopted zoning code as any type of activity or function. As such, an interpretation is being provided to find an acceptable description for the proposed activities that are intended at this location. The listed special exception, under the Office classification of "indoor court games facility" would appear to be the choice.

The facility operations of a fitness center and/or a health spa do not seem to really fall within this category. These operations also do not seem to be similar to the day to day functioning of the current office complex.

The site currently has a large area of asphalt parking, which appears to cover a considerable portion of the available area. What is actually being planned for the "reconfiguring" to provide additional parking spaces ?

I have several items of concern regarding your consideration of this special exception usage change.

- What will be the actual activities that are being considered to occur now and in the future ?
- Are these proposed usage(s) even permitted as acceptable activities under the current zoning definitions for an O - Office Classification, special exceptions ?
- What is the expected daily timetable and expected calendar for these activities - now and in the future ?
- What will be the proposed changes to the parking lot arrangement and it's lighting ?
- What will be the expected sound levels from the proposed operations ?
- Should this exception be permitted - will there be City assurance of a one time only approval ? That subsequent tenants will not be permitted to automatically slip in under a previous approval and just start operating.

Thank you for examining and considering my concerns in your review of this proposed change to the zoning of the Farah property.

Bill Moorhead

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