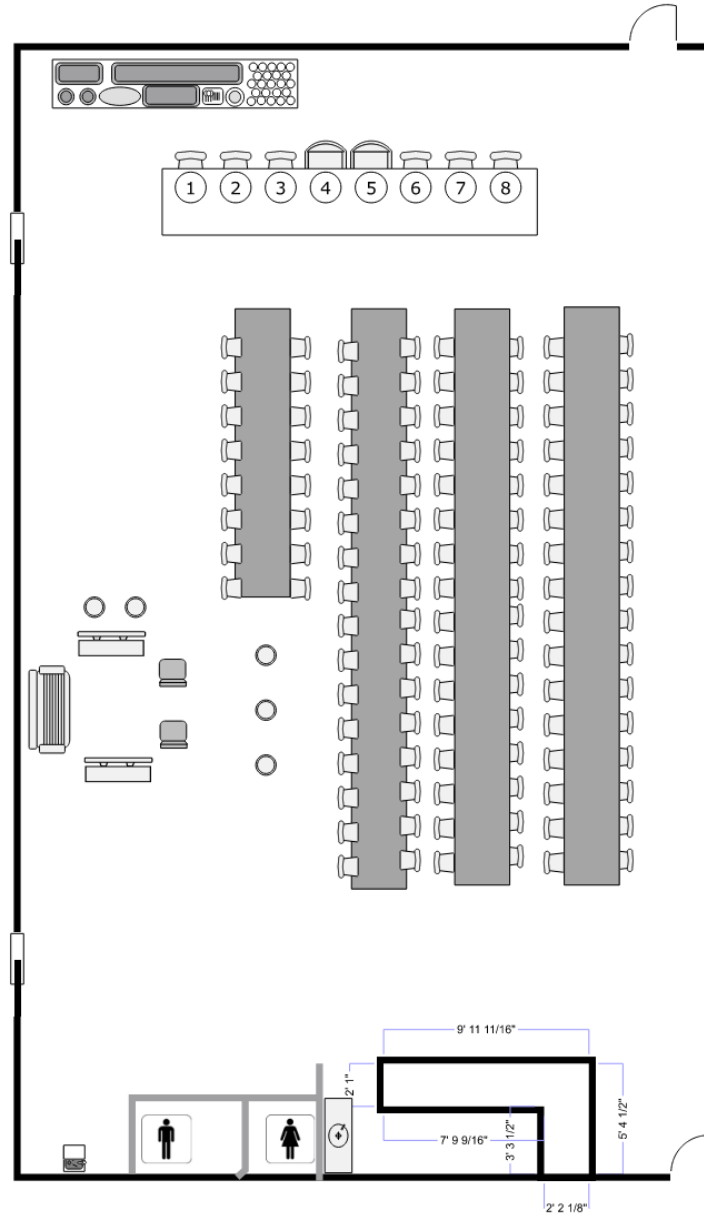


CUP to operate a 3,000 sq. ft.
event venue in a B-2
Community Commercial
District at 1250 126th Ave

Tabled from 1/4/23 CC Meeting

Event Venue Overview

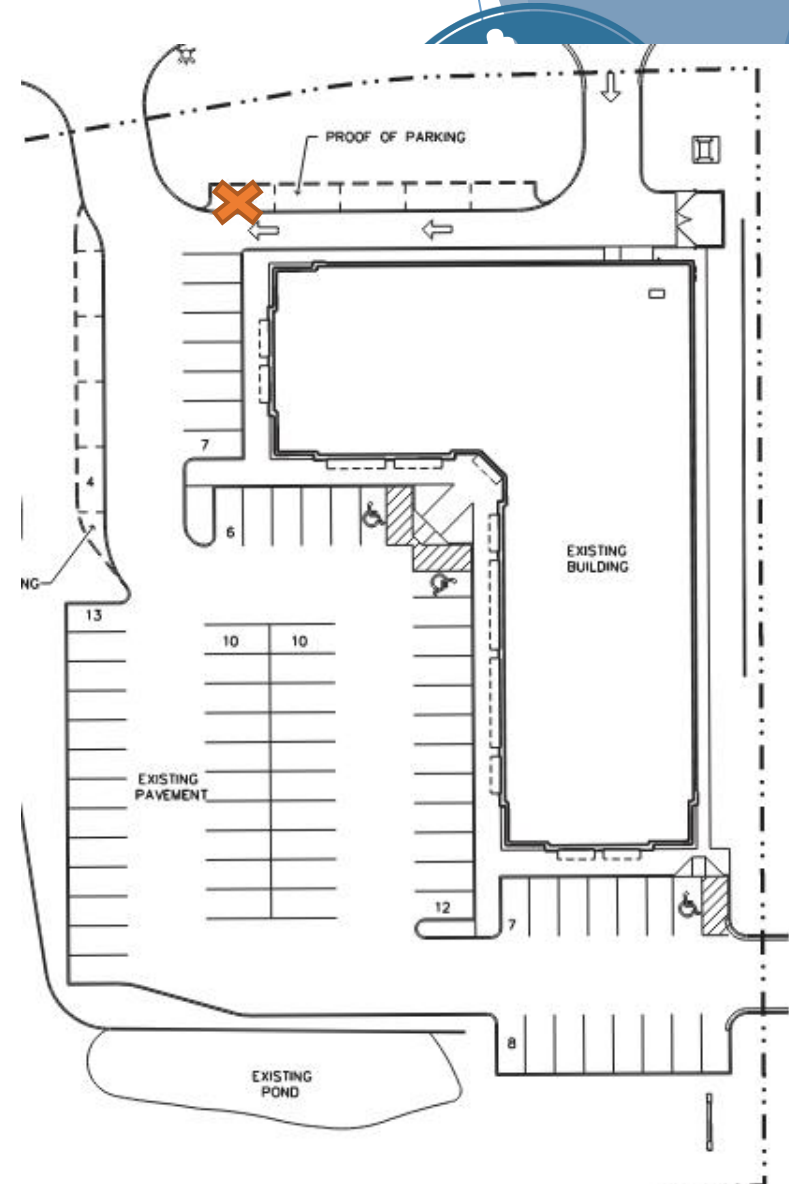
- ▶ 3,000 square foot event center
- ▶ 120-person capacity proposed Friday evening through Monday
- ▶ 75-person capacity proposed Tuesday through Friday afternoon
- ▶ Shuttle service to be used for all events over 60 guests



Parking Analysis

Tenant	Ratio	Stalls
State Farm	1/250	3.7
Pho Viet	1/200 for kitchen - 1/100 for dining	12.1
Salon K	1/200	9.6
Umbria	1/200 for kitchen - 1/100 for dining	6.1
Creative Paws	1/200	1.7
Hovland Music	1/250	4.4
Barber	1/200	3.0
Big Dipper	1/200 for kitchen - 1/100 for dining	6.8
Event Venue	1/100	25.8
Landlord Storage	1/250	4
Total		77.3

- 77 stalls required for current tenants
- 81 stalls provided (includes 8 proposed to be constructed)



Peak Hours of Operation



Business	Friday	Saturday	Sunday
State Farm	Appt only	Closed	Closed
Salon K	11am-3pm	Closed	Closed
Barber	8am-5pm	8am-2pm	Closed
Creative Paws	9am-3pm	9am-2pm	Closed
Big Dipper	3pm-8pm	1pm-8pm	Closed
Pho Viet	11am-8pm	11am -8pm	11am-8pm
Umbria	11am-9pm	11am-9pm	11am-9pm
Hovland Music	Appt only	Appt only	Appt only
Blaine Event	Appt only	Appt only	Appt only

Condition of approval: Events over 60 guests requires shuttle

Planning Commission

- ▶ Public Hearing 12/13/22
- ▶ One business owner spoke in opposition due to parking concerns
- ▶ Unanimous recommendation of denial

Findings of Denial

(Recommended by Planning Commission)

1. The use as proposed is not located or operated in a manner that is compatible with adjoining properties and the existing character of the zoning district as a neighborhood retail center.
2. The use as proposed will not have adequate parking for the proposed 120 attendee capacity and sufficient parking cannot be constructed on the property.



Conditions of Approval

(Recommended by Staff)

1. Events are limited to 120 occupants on Fridays after 5PM and all-day Saturday, Sunday and Monday. Events at other times are limited to 75 occupants.
2. The eight additional parking spaces proposed by the applicant shall be constructed by August 31, 2023 and shall meet a 30-foot setback from the north property line.
3. An executed site improvement performance agreement and associated financial guarantee to guarantee completion of the proof of parking area shall be provided prior to issuance of a certificate of occupancy.
4. If parking is insufficient on site for events, a shuttle service from offsite parking shall be used. The shuttle service must be used on all events with more than 60 attendees.

