



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 1, 2024
SUBJECT: ZC24-0102 Public hearing and consideration of a request from Atithi SB LLC for a special use permit for an event center at 5346 Rufe Snow Drive, being 2.58 acres described as Lot 4R2, Block 10, Snow Heights North Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Atithi SB LLC, Sandesh Bhatta is requesting a special use permit for an event center in a lease space on a 2.58-acre property located at 5346 Rufe Snow Drive.

GENERAL DESCRIPTION:

The property is in the Meadowcrest Corners shopping center, located at the northeast corner of Rufe Snow Drive and Meadow Crest Drive. The site is developed with multitenant shopping center building. The applicant proposes to lease and renovate a space in the north portion of the building for an event center.

The applicant proposes to open a 3,700-square foot event center that would provide a venue for weddings, parties, corporate and office events, and similar types of gatherings. The facility would include space for event seating and an area for catering services. The operation of the facility does not include food preparation or cooking. Information about the business and a conceptual floor plan of the space are attached. The special use permit is for the use, not the particular company requesting the use.

The property is zoned C-2 (Commercial). An event center is not a specifically listed land use but is similar in nature to a private club in terms of operational characteristics, traffic generation, service demands, occupancy loads, and similar characteristics. Since a private club requires approval of a special use permit (SUP) in this zoning district, the application is being processed in a similar manner to provide an opportunity to review the suitability of the use at this location. Past requests for this type of use have been processed in the same manner.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City



Council. The SUP standards address land use, landscaping, site improvements, and operational standards for the business.

As part of special use permit requests, the Planning and Zoning Commission and City Council may require certain property improvements as a condition of SUP approval. These improvements are intended to address nonconforming features of properties and provide suggested enhancements that would help bring the property closer to compliance with current development standards. The following is a list of nonconforming features identified on the property.

1. Building and site lighting. Any nonconforming wall pack and flood light fixtures on the building could be replaced with conforming fixtures. The fixtures should comply with the standards contained in Section 118-728 of the zoning ordinance.
2. Refuse container enclosures. Enclosures could be constructed or renovated for all refuse containers on the lot. The enclosures should comply with the standards contained in Section 118-874 of the zoning ordinance. These standards generally include a masonry enclosure, pedestrian access gates, and opaque metal gates.
3. Parking lot landscaping. The landscaping regulations require one large tree be planted per 20 parking spaces in a landscaped island. Landscape islands could be constructed in the parking lot area.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Office and service uses
WEST	C-2 (Commercial) I-2 (Medium Industrial)	Retail Commercial	Retail and restaurant uses
SOUTH	C-2 (Commercial)	Retail Commercial	Retail shopping center Self-storage facility
EAST	C-2 (Commercial)	Retail Commercial	Office and service uses



PLAT STATUS: The property is platted as Lot 4R2, Block 10, Snow Heights North Addition.

CITY COUNCIL: The City Council will consider this request at the August 26, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0102.