

Special Use Permits – 192 Kelley Street (Community Building & Reduced Parking)





MYRTLE ST

KELLEY ST





Section 10-3-40 (5) Community buildings

Northeast Neighborhood Association proposes to use 192 Kelley Street

- As museum to collect and display artifacts,
- To have meeting space available for events and gatherings, and
- To serve as the association's administrative offices

No overnight stays permitted

Extension of five years to establish the SUP on the site.

Recommendation

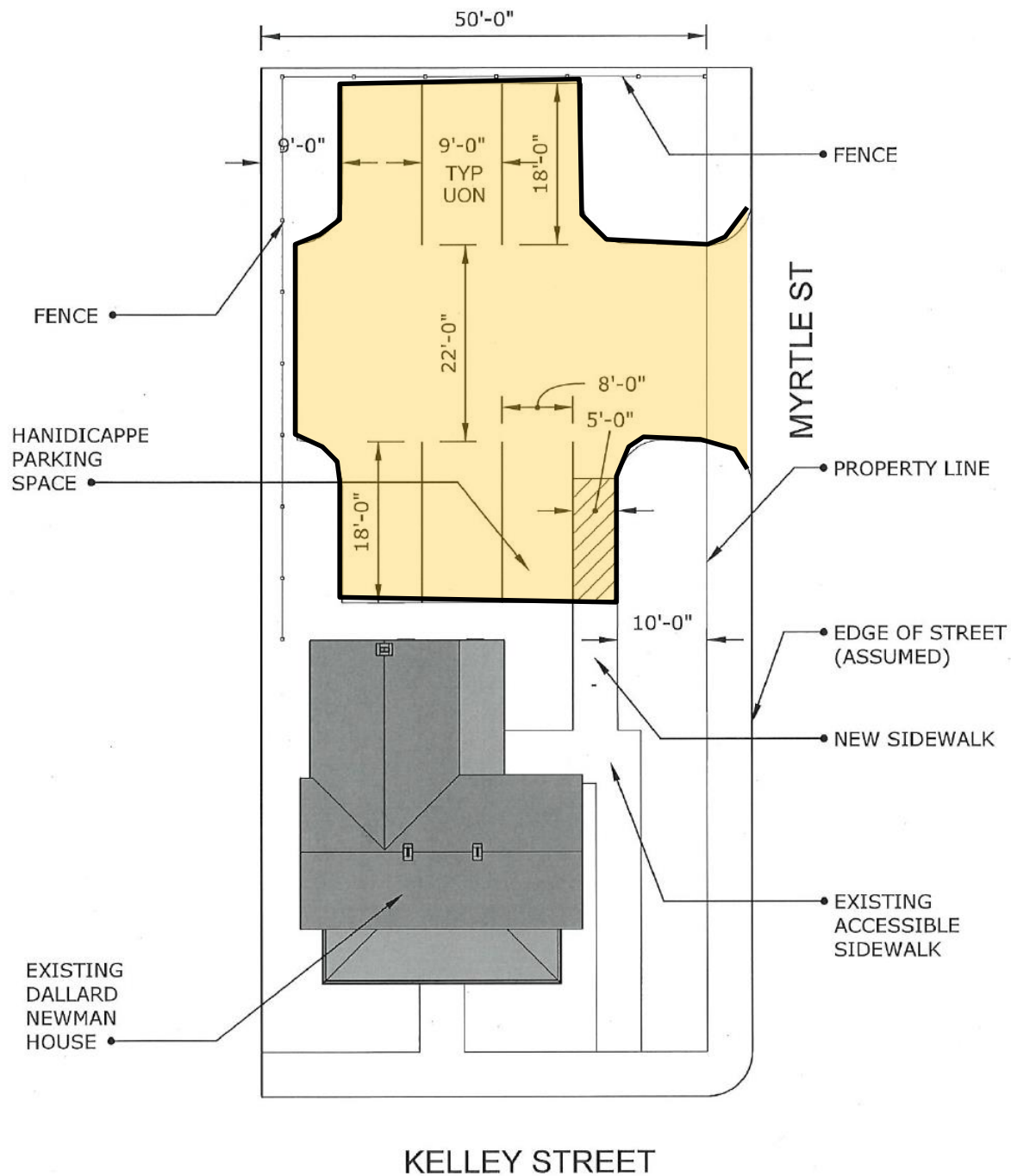
Staff and Planning Commission recommend approval (6-0) of the special use permit request for a community building with the following conditions:

- Any community building shall operate substantially the same as the use proposed within this application.
- If in the opinion of Planning commission or City Council, the community building use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.
- The special use shall be established, or any construction authorized shall be commenced and diligently pursued within five years from the approval date of the special use permit.

Section 10-3-40 (11) Reduced Parking

- Reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.





Recommendation

Staff and Planning Commission recommend approval (7-0) of the SUP request for a reduction in required parking area with the following conditions:

- If the city receives concerns and/or complaints regarding parking associated with the community building use, Planning Commission or City Council may request to re-evaluate the permit, and if necessary, add conditions or revoke the permit.
- The special use shall be established, or any construction authorized shall be commenced and diligently pursued within five years from the approval date of the special use permit.