

To: **Mayor and City Council**
 Through: **Ryan Schroeder, City Manager**
 From: **Ben Boike, Assistant Comm. Dev. Dir.**
 Date: **October 8, 2018**

Proposed Uses at 100 Signal Hills

BACKGROUND INFORMATION:

Staff has received two requests for future use of 100 Signal Hills (old Signal Bank), both of which would require zoning code amendments in the B4 zoning district:

- 1) Banquet Hall/Event Center – Please see attached for more information regarding the proposed use. The concept interior layout would provide a max occupant load of 176 people. Based on the occupant load, the site should be able to facilitate enough parking (78 stalls per the attached site plan = 1 parking stall per 2.2 patrons). The ordinance does not currently have parking requirements for banquet halls, however staff believes the proposed ratio should be adequate.
- 2) Indoor/Outdoor Dog Focused restaurant/taproom – this unique concept is modeled after a handful of new businesses throughout the county (see attached for more info). The proposed use combines an indoor/outdoor dog park with a restaurant/taproom. The proposal would include the addition of an outdoor area on the north side of the building which may impact parking.

Please see the attached for information on each proposed use. As mentioned, the B4 District does not currently allow either use. Therefore, a zoning amendment would be required for either use to locate their business on the property.

Staff is requesting direction from Council on whether not there is support for either use. Should Council be in favor of either use, Staff will work with the perspective buyers on additional site plan detail/parking prior to proceeding with a zoning code amendment.

FISCAL IMPACT:

		Amount
Fund:		N/A
Department:		
Account:		

STAFF RECOMMENDATION:

Staff is requesting direction on whether or not to pursue a zoning code amendment to allow the proposed uses.