

**Date:** March 20, 2023

**Amount:**

**Account Number:**

**EXPLANATION TO COUNCIL BILL**

**ORIGINATING DEPARTMENT:** Planning & Community Development

**PURPOSE:** To issue a conditional use permit for the property located at 925 5th Avenue for use as a meeting hall as requested by Patrick Rigg on behalf of Paris Entertainment LLC.

**REMARKS:** This is an application for a conditional use permit to allow for a meeting hall for the property located at 925 5th Avenue. The applicant proposes to use the property as an event space. Meeting halls are solely permitted as a conditional use in all zoning districts.

Conditional use permits are valid for the life of the use, unless the use stops for two consecutive years, or the property is sold. In either case, a new conditional use permit must be pursued for the use to restart or continue.

The property is located in a regulatory special flood hazard area. Any modifications or additions to the property will require Floodplain Development Permit Applications, as well as any other required permits. The proposal at this time is to use the property as-is, and will not require any modification to the existing building.

The Planning Commission reviewed this request during the regular meeting on February 23, 2023, and recommends **DENIAL** of the conditional use permit by a vote of 2 in favor and 6 against. The Planning and Community Development Department recommends **Approval**.