



Legislation Details (With Text)

File #: PC20-088 **Version:** 1 **Name:**

Type: Planning Agenda Item **Status:** Agenda Ready

File created: 2/14/2020 **In control:** Planning Commission

On agenda: 2/26/2020 **Final action:**

Title: Recommendation by the Planning Commission to the Board of Zoning Appeals on request for conditional use permit for live entertainment for Hawk & Griffin Public House, located at 405-409 Maple Avenue West in the C-1 zone.
AND
Recommendation by the Planning Commission to the Town Council on related request for modification of requirement to allow parking between the building setback line and the street line in the C-1 zone, for the property located at 405-409 Maple Avenue West.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC STAFF REPORT - 405-409 MAPLE AVE W - CUP & Mod. of Req., 2. 405-409 Maple Ave W - Applications, 3. 405-409 Maple Ave W - Project Narrative, 4. 405-409 Maple Ave W - Modification - Request Letter, 5. 405-409 Maple Ave W - Live Music Schedule, 6. 405-409 Maple Ave W - Proposed Site Plan, 7. 405-409 Maple Ave W - Proposed Architecture, 8. 405-409 Maple Ave W - Tenant Floor Plan, 9. 405-409 Maple Ave W - Existing Survey, 10. 401-409 Maple Ave W - Approved Site Plan - Oct 1987, 11. 405-409 Maple Ave W - Public Comments, 12. 405-409 Maple Ave W - Public Notification

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

Recommendation by the Planning Commission to the Board of Zoning Appeals on request for conditional use permit for live entertainment for Hawk & Griffin Public House, located at 405-409 Maple Avenue West in the C-1 zone.

AND

Recommendation by the Planning Commission to the Town Council on related request for modification of requirement to allow parking between the building setback line and the street line in the C-1 zone, for the property located at 405-409 Maple Avenue West.

BACKGROUND SUMMARY:

The subject site is approximately 0.29 acres, located along Lewis Street Northwest. A one-story brick commercial building, built in 1988, currently occupies the site.

The applicant is requesting a conditional use permit for live entertainment for a new restaurant. In addition to the conditional use permit, the applicant is also requesting a modification of requirement to allow parking between the setback line and street line. Per Section 18-131 of the Town Code, parking is not permitted between the building setback line and the street line within the C-1 Local Commercial zoning district.

Improvements to the site also include a reconfiguration of the parking lot to increase the available parking from 15 to 18 parking spaces, including upgrading the existing handicapped parking space to meet current ADA regulations. The applicant also proposes to relocate the dumpster enclosure and loading space.

PROPOSED/SUGGESTED MOTION

"I move to recommend approval to the Board of Zoning Appeals of the request for a conditional use permit to allow live entertainment per Section 18-210.S at the property located at 405 to 409 Maple Avenue West, in the C-1 Local Commercial Zone."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend approval to the Town Council of the request for site plan modification of requirement from Section 18-131 for parking to be located between the building setback line and the street line in the C-1 Local Commercial Zone as shown on the proposed site plan."

Or

Other action deemed necessary by the Planning Commission.