



MINUTES

Planning Commission Meeting: February 26, 2024

Application:	<u>SU24-0001:</u> Request for approval of a special use permit for a Conference and Retreat Center for Imagine This KC, LLC on approximately 2.06 acres; located at 620 N. Lindenwood Drive.
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Ms. Andrea Fair, Planner II, presented SU24-0001, a request to approve a special use permit for a Conference and Retreat Center for Imagine This KC, LLC, located north of Prairie Circle and east of Lindenwood Drive at 620 N. Lindenwood Drive.

Ms. Fair stated the property is zoned M-2, General Industrial, which allows for the Conference and Retreat Center with a Special Use Permit. The adjacent properties are largely zoned M-2, with the exception of the R-5 zoning to the east. The Future Land Use Map identifies the subject property as Mixed-Density Residential Neighborhood. That said, the subject property and surrounding area have historically operated similar to a business park with consumer-oriented businesses and light intensity industrial uses. The proposed use is compatible with the existing surrounding uses.

Ms. Fair provided that the building has two existing tenant spaces: an indoor athletic facility event space and the second is currently vacant. This special use permit request is for an event space to occupy the south tenant space of the building. No exterior building changes are planned or required. Additional landscaping along the west property line will bring the site to current UDO standards. The existing parking lot has 117 spaces which exceeds the required number of 57 spaces for both uses. There is sufficient parking for both uses, which will have minimal overlap.

The applicant intends to use the space to host corporate, public and private events. All activities and events will occur indoors, and the applicant proposes the following operating hours:

1. Monday through Thursday from 8:00 am to 9:00 pm
2. Friday through Saturday from 8:00 am to 12:00 am
3. Sunday from 8:00 am to 10:00 pm

Ms. Fair provided that all public notice requirements were met. A neighborhood meeting was held February 5th, 2024, and no residents attended. Staff has not received any correspondence.

Staff recommends approval of the special use permit with a five-year approval term, consistent with other first-time special use permits.

Chair Breen opened the public hearing, but no one was signed up to speak.

With no further comments, **Chair Breen** entertained a motion to close the public hearing.

A motion was made by **Commissioner Brown** to close the public hearing, seconded by **Commissioner Bergida**. The motion passed by a vote of 6 to 0.

With no further discussion, **Chair Breen** entertained a motion on the item.

Commissioner Bergida moved to approve SU24-0001 as stipulated by staff, and **Commissioner Brown** seconded.

The motion passed with a vote of 6 to 0 as follows:

1. The special use permit for the Conference and Retreat Center is valid for a period of five (5) years following the date of the approved Resolution.
2. Event activities may not occur in the parking lot or street right-of-way.
3. The property is subject to the noise control measures of Municipal Code 6.18, and must adhere to sound level limits as measured at the property line.
4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.