

Agenda Item #4

CU-2024-05

Yazmin Saucedo, 2161 Bemiss Road
CUP for an Event Center in C-H zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for an Event Center in a Highway Commercial (C-H) zoning district. The subject property is located at 2161 Bemiss Road, which is along the east side of the road south of Langdale Drive. More specifically, it is the tenant space (about 4,200 sf) that is located in the farthest east end of this commercial center, immediately past the larger space that has a long history of being a nightclub. The applicant is proposing an event center called the “Enchanted Hall” that specializes in weddings, quincenaras, and family reunions, with an anticipated overall seating capacity of about 160 people. There will be no onsite kitchen facilities and all food or alcohol would be provided by licensed caterers. Refer to the Letter of Intent for more details.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD).

The applicant is proposing to utilize one tenant space of a much larger commercial center. The front parking lot area (facing Bemiss Road) has about 85 parking spaces that are on the subject property. There are additional parking spaces to the south which are located on the “Caste Park” shopping center property (different owner). However, there is no currently no active shared parking agreement between these 2 properties. It should also be noted that the existing parking lot to the east (about ** spaces) is also located on the Castle Park property. Even though the subject tenant space has two doors existing to this side of the building, the applicant/owner does NOT have permission to utilize these parking spaces. Therefore, the proposed use is only able to avail itself of the front parking lot facing Bemiss Road, and it must share this parking with the rest of the uses in the commercial center. The adjacent and much larger tenant space next to the applicant’s, has had a long history of different nightclubs over years, most of which have had negative track records – causing overflow parking and overcrowded conditions, numerous calls for law enforcement, and regarded as a general nuisance with complaints from surrounding properties.

As mentioned above, there are two (2) major areas of concern regarding this CUP request; lack of parking for large crowds, and negative history of assembly type uses such as an event center. However, the applicant’s Letter of Intent describes a proposed use that is not a nightclub, but instead focuses on private events such as wedding receptions and other family-related gatherings. With properly limiting conditions of approval which seek to avoid these negative impacts, an Event Center like what is being proposed by the applicant could be successful here by reactivating a currently empty space and helping to erase the negative history of this property.