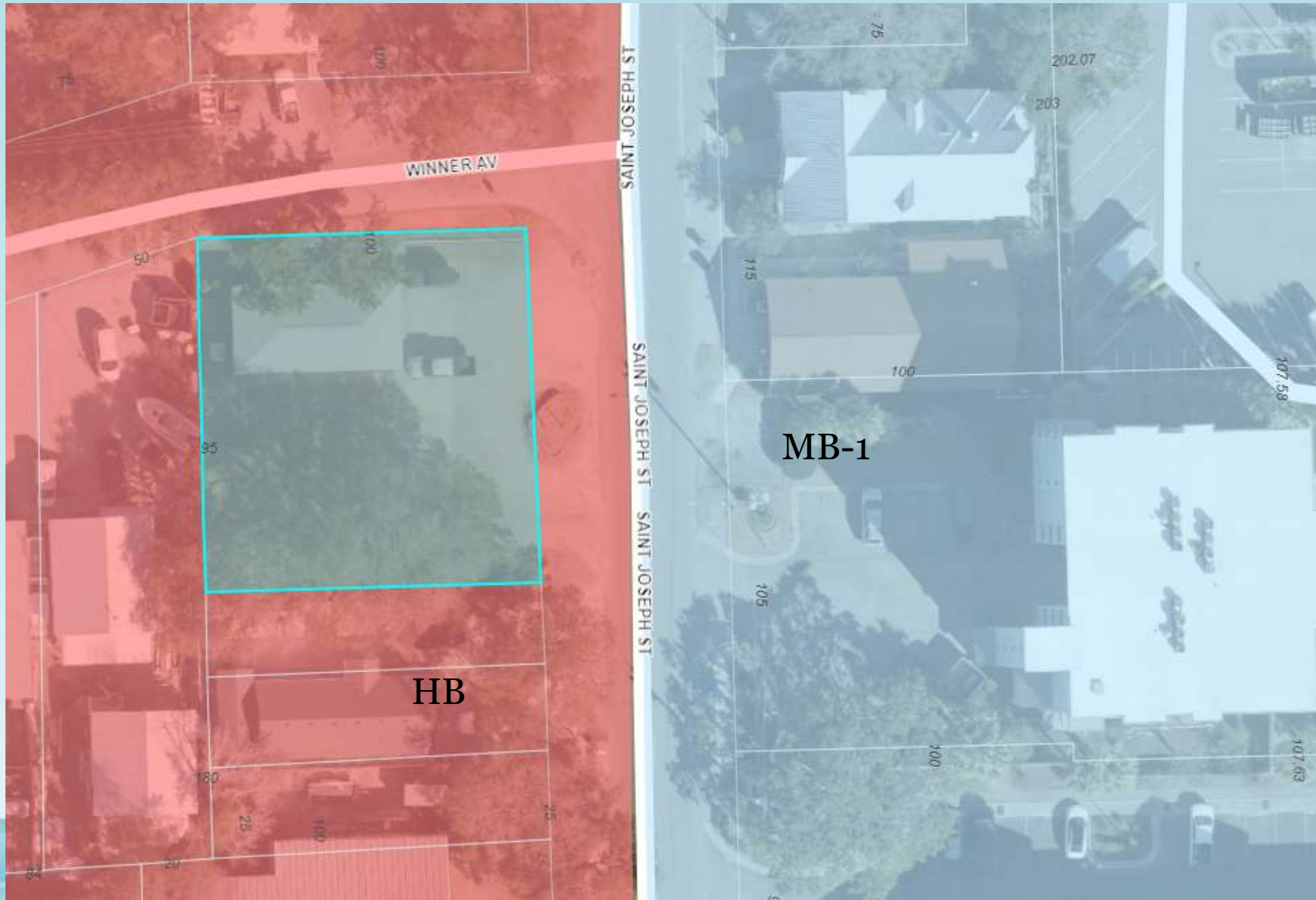




Conditional Zoning to consider a bar at 801 Saint Joseph Street in the HB District

Applicant: Putter Pub

801 Saint Joseph Street



Previous use:
locksmith/t shirt
shop/vet office

HB:

Accommodates
businesses oriented
toward the motoring
public, district serves
the entire community
and beyond

PROPOSAL

Renovate the existing building for use of a bar with accessory putt-putt outdoor area

Change of use from office to bar requires conditional zoning



Surrounding uses



712 St Joseph



713 St Joseph



800 St Joseph



102 Winner



103 Winner

Ordinance

Sec. 40-72. – Table of Permissible Uses

Uses of Land	HB
BARS AND TAVERNS	CZ

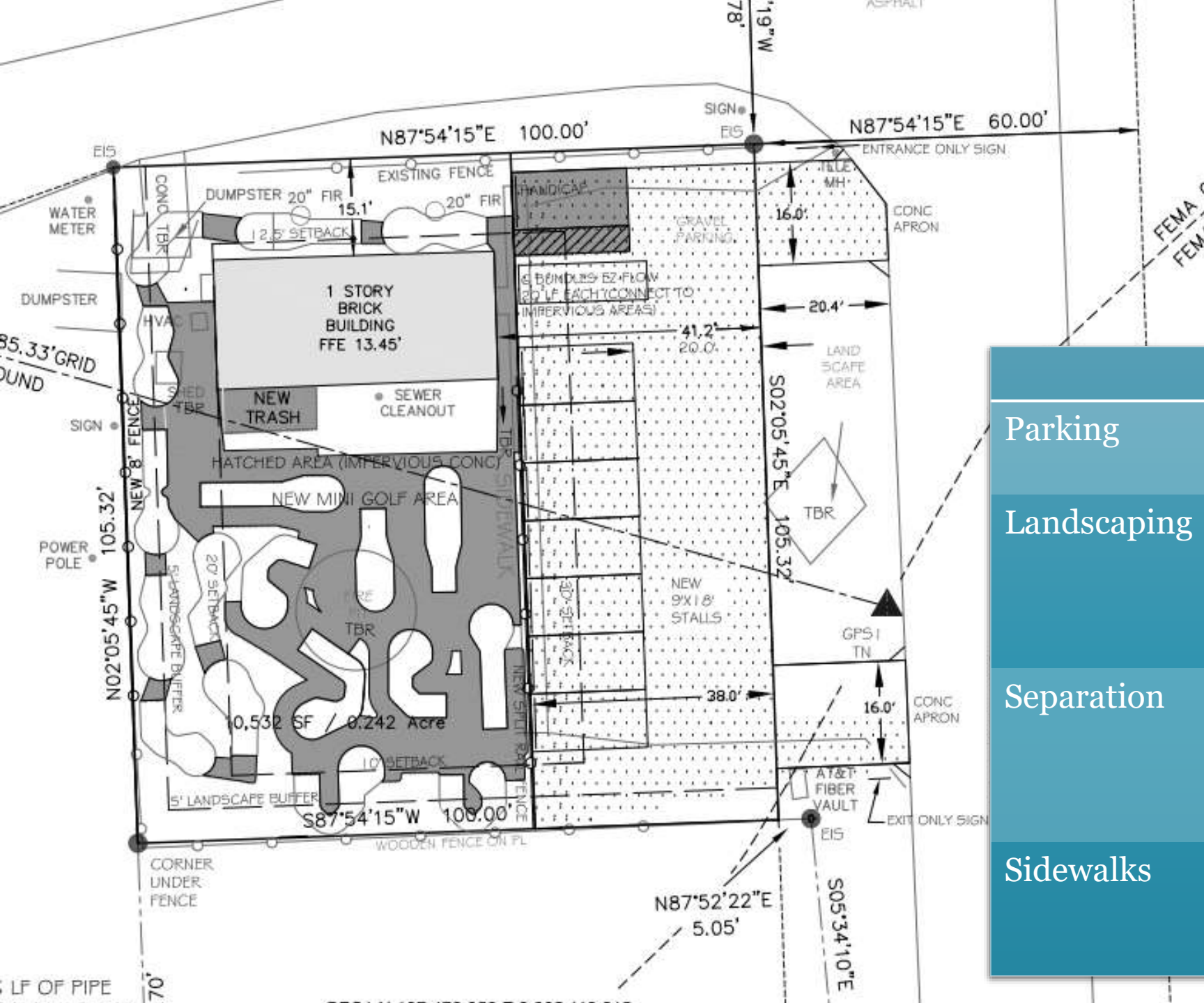
Sec. 40-261. – Development standards for particular uses.

(3) Standards for bars/taverns:

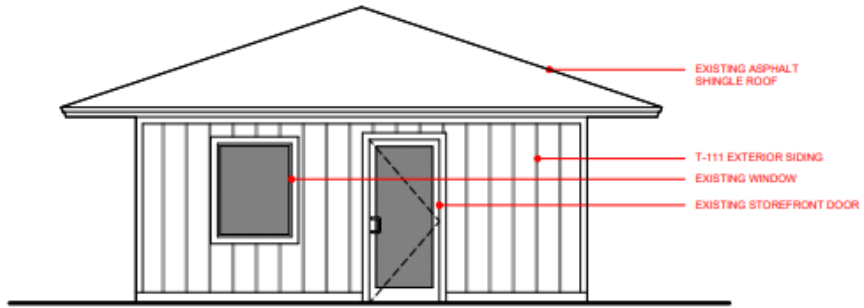
a. Bars/taverns which because of their nature may have serious adverse secondary impacts and are therefore required to meet the minimum separation requirements of subsection (l)(3)b of this section.

b. No new bars/taverns shall be permitted within:

1. 200 feet of an established church or school;
2. 200 feet of any residential district.



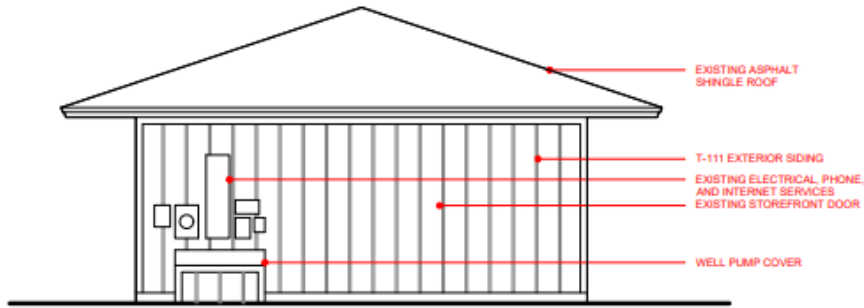
	Requirement	Proposed
Parking	1 per 110 sf – 8 spaces	8 spaces
Landscaping	Type A	Waiver requested around putt-putt area
Separation	200' from school, church, residential districts	Meets
Sidewalks		8' MUP adjacent to prop proposed



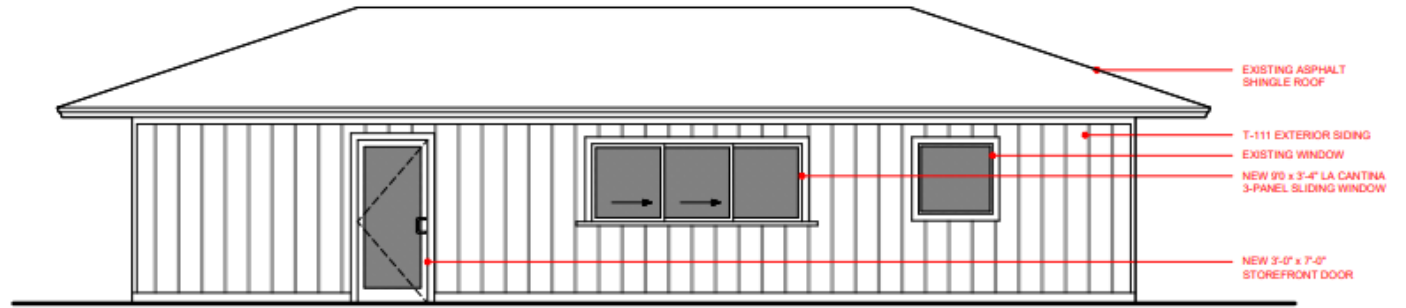
1 FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"

Conditional Zoning Process

- Public meeting – May 23, 2023
- 19 people attended
- Concerns:
 - Hours of operation
 - Live music
 - Lighting
 - Seating
 - Parking

Criteria

- When evaluating the Commission shall consider:
 - Consistency with general polices and objectives of the CAMA Land Use Plan, any other adopted plans, and the Zoning Ordinance
 - Potential impacts/benefits on surrounding area and adjoining properties
 - Report of results from public input meeting

Conditions

1. Limited to indoor bar with accessory putt-putt outdoor area
2. Shall comply with all federal, state, or local law, ordinance or regulations
3. Type A Landscape Buffer shall be provided and delineated along the perimeter of the property except in areas waived by P&Z
4. 20' drive aisle shall be designated and marked as one-way with signage
5. Outdoor lighting shall be installed not to disturb neighboring properties
6. Drainage plan required prior to building permit issuance
7. Building is within AE11 flood zone, renovations exceeding 49 percent shall meet FEMA requirements

P&Z may include additional conditions (i.e. landscaping, design guidelines, buffers, infrastructure improvements, pedestrian, street and ROW improvements)

Land Use Plan Consistency

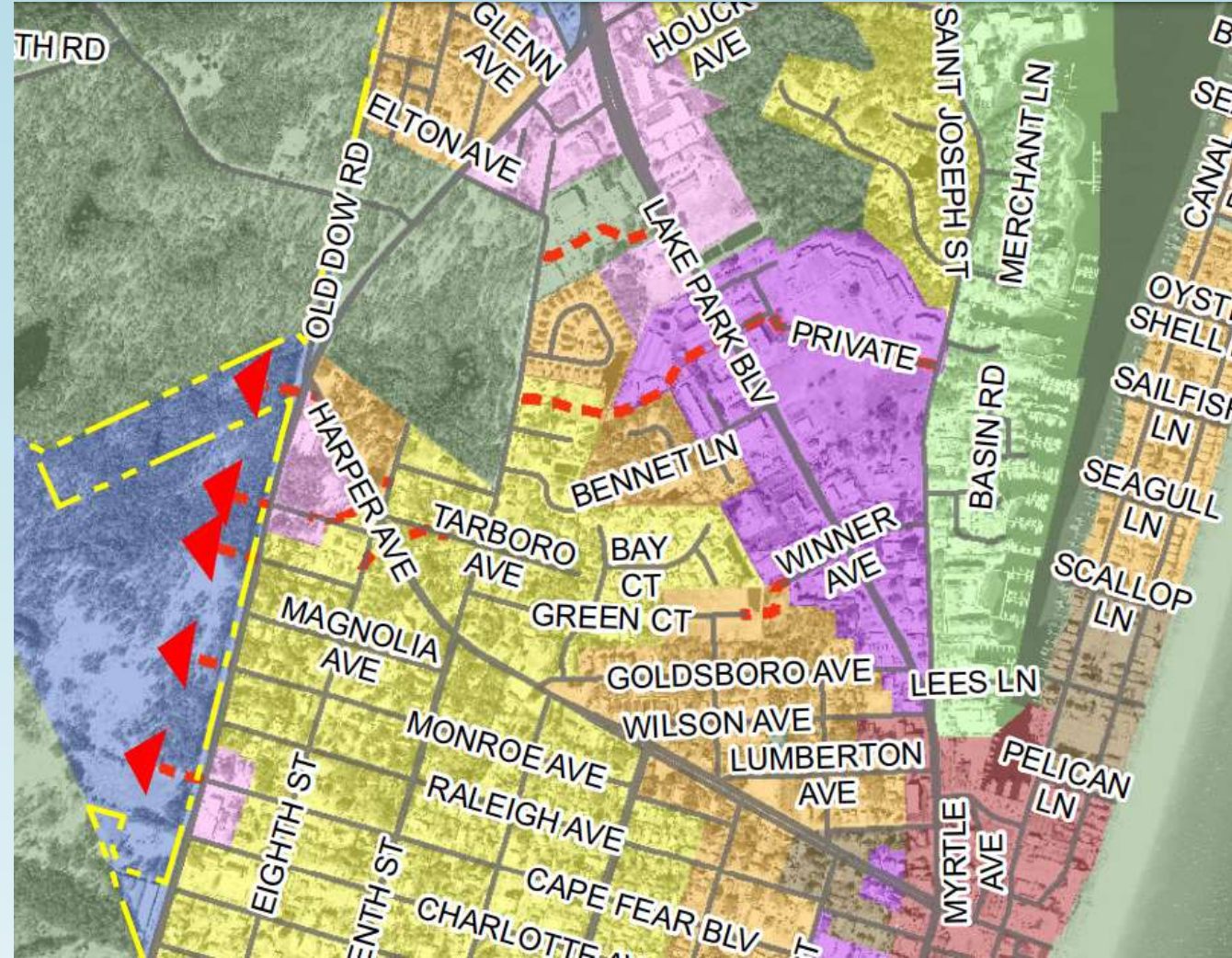
General conformity by promoting a healthy year-round economy and redevelopment. Conformity with Mixed Use Commercial FLUM Character Area.

Staff recommends approval.



Mixed Use Commercial

Higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be active. 4-5 story structures possible, unless adjacent to low or medium density residential. Attractive street facades.



Motion

Approval: The Commission, Whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the Conditional Zoning District to allow for a bar at 801 Saint Joseph Street is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

- Approval – landscape waiver

Denial: Based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding area.