



**TO:** Planning Commissioners  
**FROM:** Toby Stauffer, AICP, Senior Planner  
**THROUGH:** Rebecca Bessey, AICP, Planning and Community Development Director  
**DATE:** December 7, 2022  
**RE:** Proposed Event Venue Use

On December 22, 2022, Planning Commission will make a recommendation to City Council on a CDC Text Amendment for an Event Venue Use, PL20220470. The purpose of this memo is to introduce the proposed text amendment, answer questions, and receive feedback in advance of the hearing on December 22, 2022.

## Background

The CDC currently has a commercial "Performance Venue" use which is an indoor facility for live performances and sporting events. During review of a recent request for an Event Venue, we found that the Performance Venue use is limited and may need to be updated. We also looked at a Membership Organization as a potential equivalent to an Event Venue, but both the Performance Venue and the Membership Organization did not capture an "Event Venue." After review of the request, we adopted the attached Written Interpretation. This amendment will address this issue in the CDC.

For this project staff reviewed similar uses from other communities.

- An "Event Venue" is typically classified as a community/civic/assembly use or as a commercial use.
- Event Venues are typically allowed in commercial and higher intensity zone districts.
- When the use includes outdoor areas, the review process is usually a Conditional Use or similar public hearing process to evaluate impacts from the use.
- Parking standards, where listed, are based on occupancy or square footage.

## Summary of Proposed Changes

- Amend Principal Uses and definitions to delete Performance Venue and add Event Venue.
- Amend Parking Standards by Use, 300.F.1.
- Amend footnote 1 related to parking requirements and parking studies in Table 300-1.

## Principal Discussion Items

- Are the Event Venue definitions adequate?
- Are the Event Venue Use Standards appropriate?
- Event Venue will be a conditional use in most zone districts or a Limited Use with a Permit where previously a Performance Venue was a use by-right, is this change appropriate? The reason for the change to limited or conditional use is to evaluate parking, noise, and potential lack of pedestrian activity in commercial and pedestrian areas when the venue is closed. Another impact to consider is the lack of public access to an Event Venue as most of the time the venue will not be open to the public, or it will not be open without paying for admission.
- Are the changes to Parking Standards appropriate?
- Should anything else be considered?

## Attachments

Attachment A: Proposed Text Amendment