

**Staff Report for Special Event Permit**  
**August 28, 2012**  
**City Commission**

**SE-12-00160: Special Event Permit** requested for overflow parking at 1846 Massachusetts Street for the Massachusetts Street Dillon's grand opening from August 27<sup>th</sup> through September 9<sup>th</sup>, 2012. Submitted by the Dillon Companies, Inc.

**GENERAL INFORMATION**

Current Zoning and Land Use	CS (Commercial Strip) District; gas station/convenience store, <i>gas and fuel sales and personal convenience</i>
Surrounding Zoning and Land Use	CS (Commercial Strip) and GPI (General Public and Institutional Use) Districts to the west, auto repair and a former fire station owned by the City, <i>light equipment repair and institutional</i>  RS5 (Single-Dwelling Residential) District to the east; single-family homes, <i>detached dwellings</i>  CS (Commercial Strip) District to the north; hardware store, <i>general retail</i>  RS7 (Single-Dwelling Residential) District to the south; single family homes, <i>detached dwellings</i> .

**STAFF REVIEW**

A second Special Event Permit has been requested to permit overflow parking on the Kwik Shop property at 1846 Massachusetts Street for the Massachusetts Street Dillon's grand opening. The previously approved permit [SE-12-00073] was from August 12 through August 26, 2012, and was approved by the City Commission on July 24, 2012. City Commission approval is required because the overflow parking is located on the unimproved portion of the Kwik Shop property.

This request is to extend the permit for an additional two weeks, from August 27 through September 9, 2012. Per Article 15 of Chapter 6 of the City Code, a Special Event Permit is valid for 14 continuous days. Four Special Event Permits may be approved administratively for a site per year provided the criteria listed in Article 15 are met; any additional permits for a site require approval by the City Commission. This is the second Special Event Permit for this property.

This event meets the definition of a Type 3 event as defined in the City Code since it is outdoor activities related to the grand opening of the new Dillon's store.

An approved site plan for 1846 Massachusetts [SP-7-62-88] shows the unimproved portion of the Kwik Shop property. The Kwik Shop property has submitted plans to demolish the existing structure and construct a new, larger Kwik Shop [SP-3-25-12]. That site plan is in process and hasn't been approved as of the date of this report. It is not anticipated that the use of the unimproved portion of the Kwik Shop property for the overflow parking will interfere with the new Kwik Shop project.

The applicant has stated that the purpose for the overflow parking is to accommodate employee

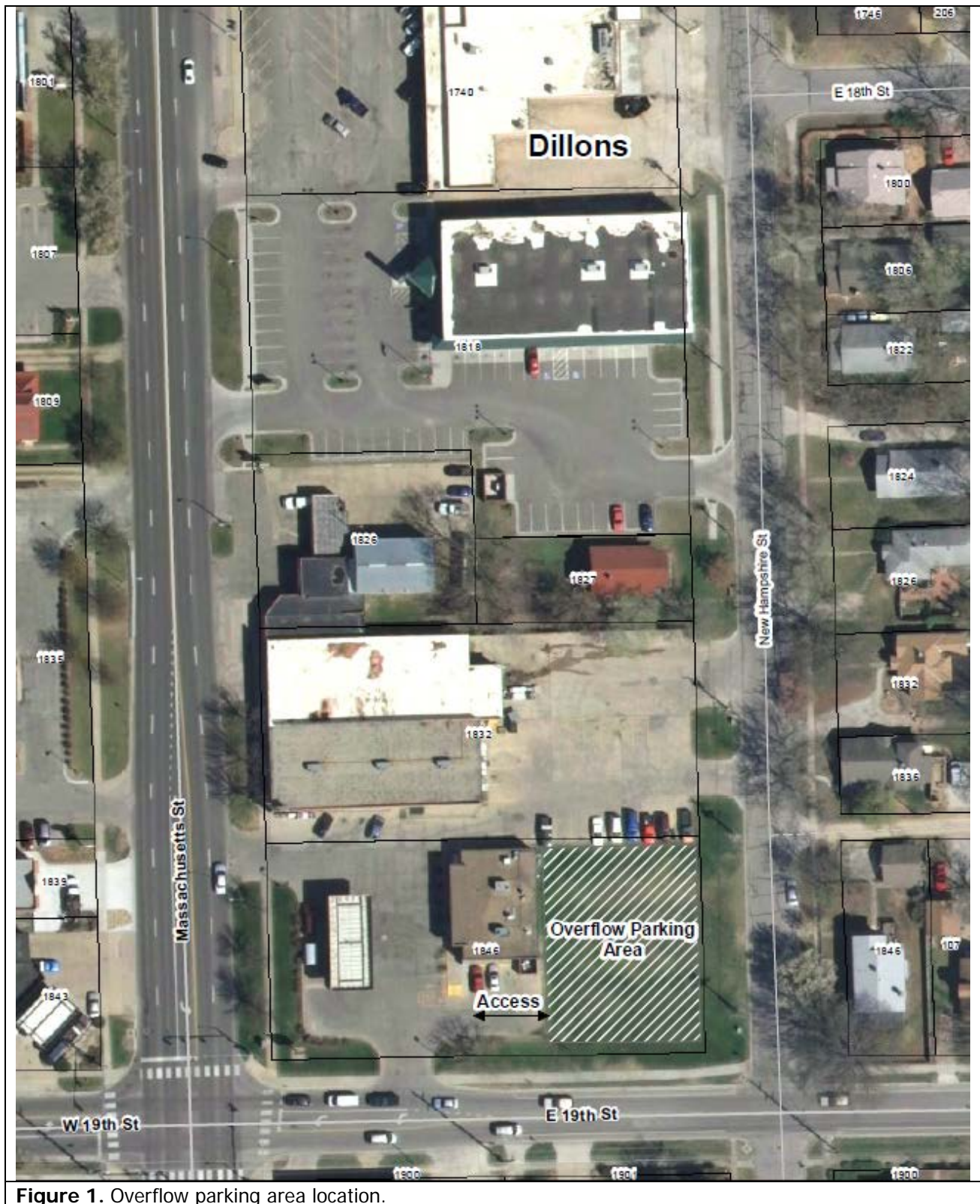
and vendor parking during the grand opening of the new Dillon's grocery store. The applicant has stated that due to the grand opening, it is anticipated that upwards of 100 additional employees and vendors will be assisting at the store. In addition to this overflow parking area, the applicant intends to speak with other property owners in the area that have parking lots to see if shared parking arrangements can be worked out during the grand opening.

The overflow parking area will be accessed from the Kwik Shop property. Cars will enter the Kwik Shop property and access the overflow parking area via the improved parking area south of the existing Kwik Shop store. The applicant will install temporary fencing around the overflow parking site to keep cars from leaving the site by jumping curbs onto public streets or onto the Cottin's site to the west.

The overflow parking area is proposed to be available 7 days a week, 24 hours per day during the event timeframe.

**Recommendation:** Planning Staff recommends approval of the Special Event Permit for overflow parking at 1846 Massachusetts Street for the Massachusetts Street Dillon's grand opening from August 27<sup>th</sup> through September 9<sup>th</sup>, 2012, subject to the following conditions:

1. The Special Event Permit must be displayed on site during hours of operation.
2. A temporary sign permit must be obtained from Development Services for any signage.
3. Any fences must be removed within 24 hours after the cessation of the event.



**Figure 1.** Overflow parking area location.