

**Special Event Permit
June 18, 2013
Consent Agenda**

SE-13-00221: A Special Event for a weekend market by Lawrence Flea Market located on Mount Oread Aerie 309 FOE Inc. property at 1803 W. 6th St on June 22, 2013. Submitted by Danielle Rittenhouse, Lawrence Flea Market, with permission from Mount Oread Aerie 309 FOE Inc., property owner of record.

GENERAL INFORMATION

Current Zoning and Land Use: CS (Commercial Strip); RSO (Single-Dwelling Residential-Office) District; lodge, fraternal and civic assembly.

Surrounding Zoning and Land Use: CS (Commercial Strip) District to the north; commercial uses.

RM24 (Multi-Dwelling Residential) District to the west; multi-dwelling residences.

CS (Commercial Strip) District and RSO (Single-Dwelling Residential-Office) District to the east; commercial buildings and vacant land.

RS7 (Single-Dwelling Residential) District to the south, across W 7th Street; large lot single family residences.

STAFF REVIEW

A Temporary Special Event Permit has been requested to allow for a flea market on Saturday, June 22nd from 8 am to 5 pm on the Fraternal Order of Eagles property at 1803 W. 6th Street.

Article 15 of Chapter 6 of the City Code regulates Temporary Special Events. This event is classified as a Type 3 event (outdoor commercial activities intended to sell, lease, rent or promote specific merchandise or services...). If all of the standards of the section are met, up to 4 administrative permits are available per site, per year. The standards require that the property have an approved site plan on file and is commercially or industrially zoned. The subject property is developed with the Eagles Lodge which was approved with a Use Permitted upon Review [UPR-4-3-90] in 1990. However the property has split zoning; CS and RSO Districts. Because of the split zoning, the permit requires City Commission approval.

The Special Event Permit request was forwarded to the various City Departments for review who indicated they had no concerns with the event. The applicant will be required to maintain a 20' clear access path to the rear of the building along the west.

The event should have no, or very minimal, negative impact on neighboring properties as the Order of the Eagles has adequate parking.

RECOMMENDATION: Planning Staff recommends approval of the Temporary Special Event for Lawrence Flea Market at 1803 W 6th Street on June 22, 2013 from 8 am to 5 pm subject to the following conditions:

1. A 20' clear fire access path around the west side of the building to the rear must be maintained.
2. The Special Event Permit must be displayed on site during hours of operation.
3. Temporary sign permit must be obtained from Development Services for any temporary signage.
4. No structures or display areas may be located within 25' of the W. 6th Street right-of-way.
5. The applicant shall provide trash receptacles or other sanitation provisions as needed.
6. Cars, trucks, vans, or trailers may not be used for sale of merchandise.
7. Tents must be certified flame retardant. (label on tent or paperwork available for inspection).
8. 2A10BC portable fire extinguisher must be provided.
9. "No Smoking" signs must be posted and enforced.
10. No open flame within tents.
11. Per Fire Code, tents over 200 sq. ft. must be located further than 20' from buildings or structures.

