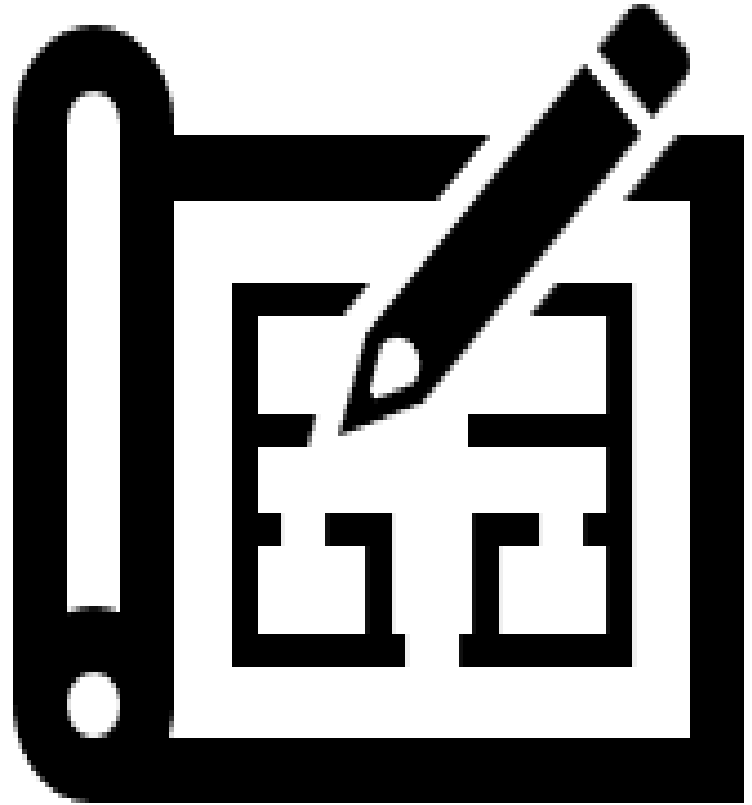


# **CUPFY2025-0012**

## **CONDITIONAL USE**

### **PERMIT**

Overview of proposed  
entertainment facility  
Conditional Use Permit  
application at 3300 W. Chinden  
Blvd.



# Summary

Conditional Use Permit CUPFY2025-0012 for a Commercial Entertainment Facility at 3300 W. Chinden Blvd. in C-1 Highway Zoning District

Key issues include:

- Compliance with Garden City Code and Comprehensive Plan
  - 1)Activity Node: Neighborhood Destination
  - 2)Live-Work-Create
  - 3)Green Boulevard Corridor
- Parking
- Pedestrian Safety
- Landscaping Improvements





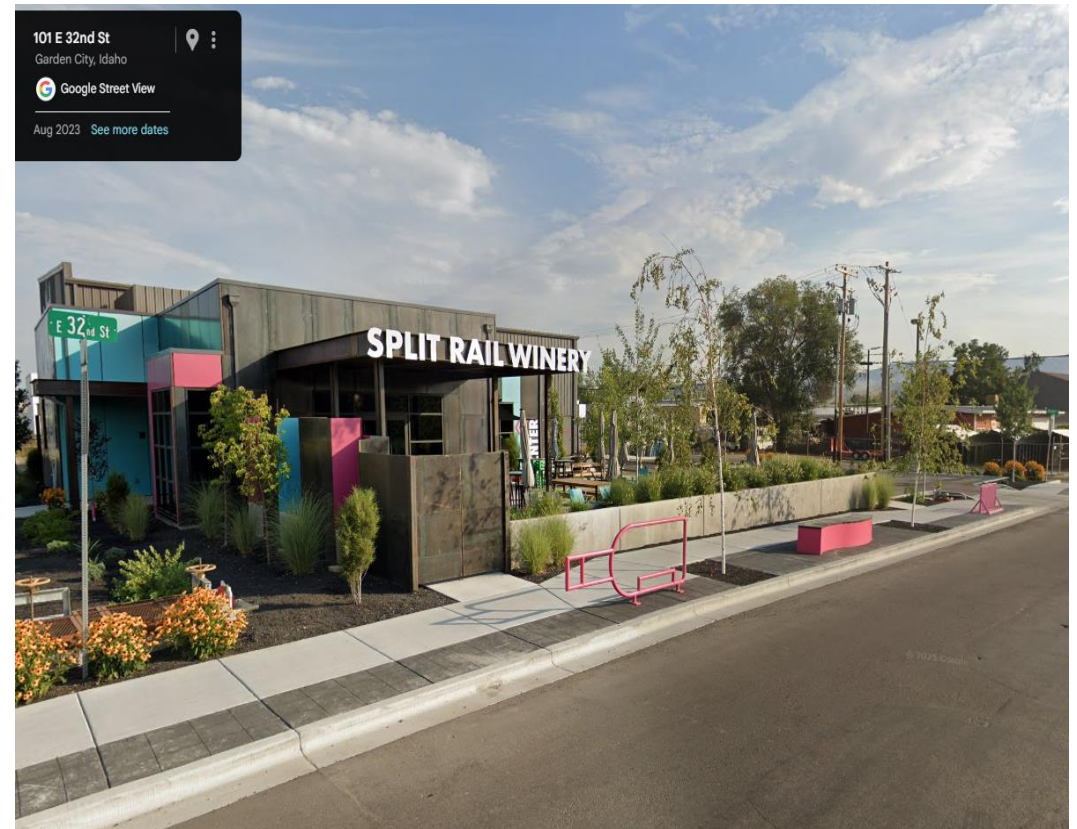


# Chinden



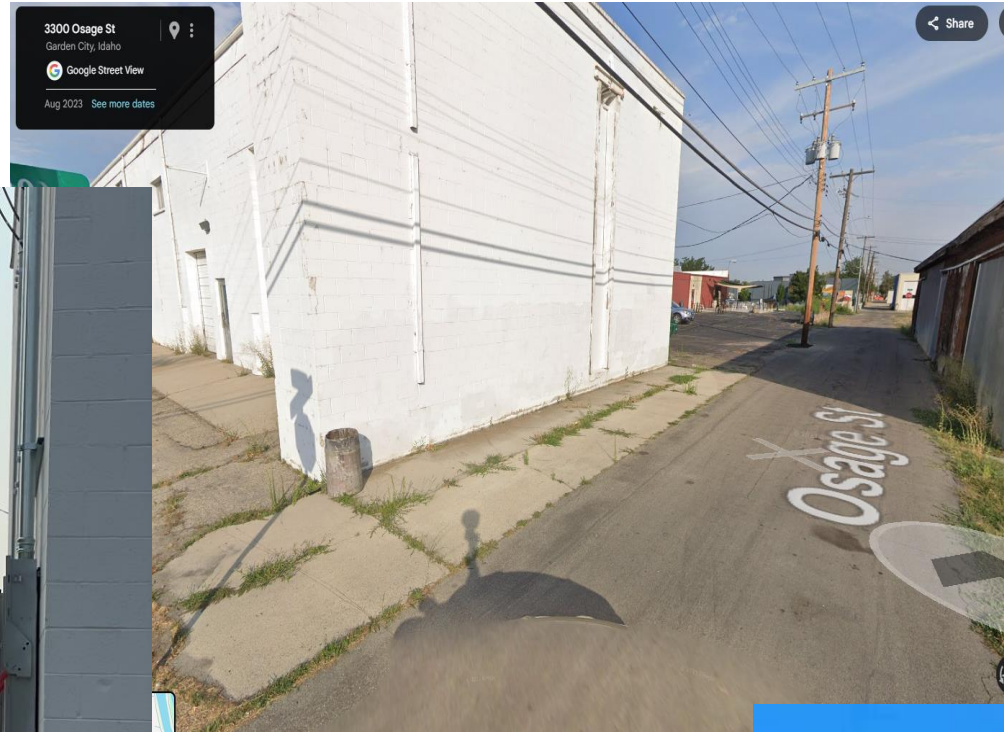


# 33<sup>rd</sup> Street





# Osage



# Condition Reconciliation

#1The applicant may pursue a special event permit and/or request a temporary certificate of occupancy, contingent upon successful fire and building inspections of the structure.

#15Routes that cross a road without a designated pedestrian crossing shall not be accepted.

Prior to any parking being allowed south of Chinden Boulevard a crosswalk and adequate pedestrian lighting thereof must be installed on Chinden within one block (34<sup>th</sup> - 32<sup>nd</sup> Street) of the property.

Or- All identified parking locations must be situated north of Chinden.



# Alternative Conditions

Condition #3: Trash- added that the Roots trash enclosure is preferred. Secondly, an enclosure onsite is requested, but if not permitted, documentation should be provided.

Condition #4: Stormwater -Stormwater facilities may be fixed as existing non-conforming drainage structures.

Condition #6: Bicycle parking- allow for parking within 200 feet (50-100 feet is standard temporary parking)

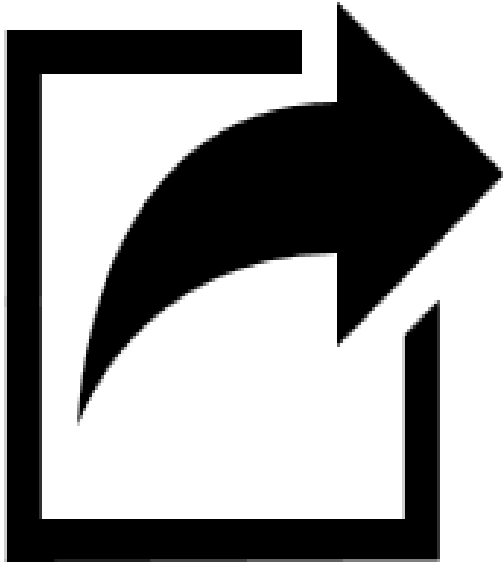
# Alternative Conditions

Condition #8: Street trees on 33<sup>rd</sup> Street-

- 176 at 1:3 ratio = 59
- Allowance for use of bulb-outs and Number of trees may be reduced to the maximum that is achievable with site constraints.
- If there is no way to achieve street trees, the landscape buffer can be reduced in size to accommodate a small buffer area to include perineal plants that provide a buffer between the motor vehicle travel way and the sidewalk.

Condition#15- Parking Add: Signage noting that crossing is dangerous; and noting that the nearest crossing is 36<sup>th</sup> Street.

# Potential Actions



## Final Decision

1. Approve the application as applied
2. Approve the application with conditions as drafted or as amended
3. Deny the application

Or...

Request additional or revised materials for additional review



# Questions and Comments

