

**A G E N D A   R E P O R T**

**DATE** December 20, 2005

**ITEM** Resolution No. 9540 for a Conditional Use Permit for Collins Mansion

**INITIATED BY** Michael and Kristina Hengenius, Owners and Proprietors of the Collins Mansion

**ACTION REQUESTED** Commission Set Hearing for Resolution No. 9540

**PREPARED BY** Bill Walters, Senior Planner

**APPROVED & PRESENTED BY** Benjamin Rangel, Planning Director

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**RECOMMENDATION:**

The City Planning Board has recommended the City Commission grant a conditional use permit to allow the Collins Mansion on Lots 12 - 14, Block 28, West Great Falls Addition, to serve as a community center subject to specified terms and conditions.

**MOTION:**

“I move the City Commission set a public hearing for January 17, 2006, to consider adoption of Resolution No. 9540.”

**SYNOPSIS:**

Resolution No. 9540 grants a conditional use permit to allow the Collins Mansion at 1003 2nd Avenue Northwest to serve as a community center to host special event functions such as weddings, receptions, dinners and anniversaries. The Collins Mansion has been licensed for the last several years to permit a bed and breakfast, but that does not include special event functions such as receptions and weddings.

**BACKGROUND:**

The owners of the Collins Mansion at 1003 2<sup>nd</sup> Avenue NW have applied for a conditional use permit to allow the premises to also serve as a community center. Subject property, legally described as Lots 12 - 14, Block 28, West Great Falls Addition, is presently zoned R-3 Single-family high density district wherein a community center which accommodates special event functions such as receptions and weddings is permitted upon processing and approval of a conditional use application.

Attached is a copy of the Vicinity Zoning Map. Additional material and information regarding the application will be submitted to the Commission prior to the public hearing on the issue.

The Planning Board on November 22, 2005, conducted a public hearing to consider the conditional use application. Mr. Dennis Kuether, 926 2<sup>nd</sup> Avenue Northwest, spoke as an opponent noting several years ago he signed a consent form to allow a bed and breakfast at the Mansion but adequate parking does not exist to accommodate such functions as weddings and receptions. At the conclusion of the Hearing, the Planning Board unanimously passed a motion recommending the City Commission grant a conditional use to allow the Collins Mansion on Lots 12 - 14, Block 28, West Great Falls Addition, to serve as a community center provided the applicant enters into an agreement with the City agreeing:

- a) that first and foremost the primary use of the property shall be as a single family residence, with the bed and breakfast and community center operations being considered secondary or accessory in nature; and,
- b) to prepare and formulate a formal off-street parking plan satisfactory to the City Community Development Parking Supervisor.

The above mentioned agreement has been drafted by staff and executed by the applicant. It is anticipated the agreement, the Staff Report and Recommendation including communications and petitions received to date, and minutes of the November 22, 2005, Planning Board Hearing will be provided to the Commission prior to the Jan 17 hearing.

Attach: Resolution No. 9540  
Vicinity Zoning Map

cc: Michael & Kristina Hengenius, 1003 2<sup>nd</sup> Ave NW