

City of
Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

CASE #: SUP-01-21

Topic: **Public Hearing-** The applicant is requesting approval of a Special Use Permit to allow for the construction and operation of a Concert Pavilion on property zoned as A-1 (Agricultural District) as allowed by the Zoning Regulations of the City of Bonner Springs.

Narrative:

The subject property is approximately 10.46 acres. This tract is a portion within the approximately 170-acre proposed Bonner Crossing, arts & entertainment development, which is located southwest of the intersection of State Avenue & Speedway Boulevard. The current zoning is **A-1** (Agricultural District).

In the City's Zoning Ordinance, **Article XXVII--SPECIAL USES--Sections 1 & 2**, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B.

Within the Appendices, under **A-1 AGRICULTURAL DISTRICT (SPECIAL USES)** is the Land Use designation of **Auditorium & Exhibition Halls**. Staff determines this is best land use to describe the proposed Concert Pavilion. The applicant describes the concert pavilion as one of the anchors to the arts and entertainment district planned for the Bonner Crossing development. The structure is expected to seat over 14,500 individuals; and with retractable walls, will be region's first indoor-outdoor venue.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for the construction and operation of a Concert Pavilion on the Bonner Crossing development; with the stipulations stated in the staff report.

Attachments:

Staff Report (4pgs)

Special Use Permit Layout (1pg)

Application & Supporting Material from Applicant (3pgs)

Projector needed for this item?

Yes