
ORDINANCE NO. O-1112-21

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Joy Shalberg dba Joy's Palace
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern with Live Entertainment
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3 East: C-3 South: I-1 & C-3 West: C-3
LOCATION	300 East Main Street
SIZE	6,950 sq. ft.
PURPOSE	Events, Private Parties, Live Entertainment
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, Joy Shalberg, currently operates a private "event center" where individuals may rent the facility and contract for food and beverage service with someone who has a catering license. She is requesting a Special Use in order to serve alcoholic beverages and provide live entertainment to the general public at the establishment "Joy's Palace" already in business at the above noted location. Bar use with Live Entertainment is only allowed as a Special Use under the existing C-3 zoning district.

ANALYSIS: The applicant would like to lease/host open events to the general public and serve and sell alcohol. The establishment will also be available for rent for a variety of events: private parties, receptions, fundraisers, concerts/live entertainment, festivals and specially approved events in or around the business. In order to control the distribution of alcohol in and

around the business per state requirements the bartenders and bar staff must be hired through a business with bar and live entertainment authorization. The applicant will provide the lessee a list of state approved bartenders from which they can hire to staff their event.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Commercial uses do not require parkland dedication.
- **PUBLIC WORKS** The property is platted. This Special Use will not require any modification to the site which would alter the plat or require additional public improvements.

STAFF RECOMMENDATION: As an "event center" similar use has occurred at this location, but on a limited basis and only for private parties. Granting this request will allow the owner to run events under her own name, open to the general public. Granting of this request should not impact any of the neighbors as this establishment has been in business for about a year but without the requested Special Use permitting live entertainment and serving of alcohol. The proposed use of this facility fits with the character of an emerging "entertainment district" currently in this area. Several new businesses, restaurants, galleries and arts and entertainment venues have opened in this area. Parking accommodations can be addressed by utilizing the city parking lot one block north at the corner of Crawford Avenue and Gray Street as well as on-street parking on Main Street. Staff supports this request for Special Use.