

**Exhibit A**  
**File No. 240937**  
**Detailed Planned Development known as Southgate Marketplace, Phase 2**  
**3300 South 30<sup>th</sup> Street**  
**12/16/24**

**Previous File History**

The subject site was zoned Detailed Planned Development (DPD) in the early 1990's as File Nos. 911999 and 930275, and allowed a cinema building on the site. It was subsequently added to the Southgate Marketplace General Planned Development (GPD) in 1999 as File No. 981538, which also includes land south and east of the site. Detailed Planned Developments (DPDs) were established for the two areas within the Southgate Marketplace GPD, with Phase 1 including the Walmart building and other retail buildings within the boundary except for the subject site. 3300 S. 30<sup>th</sup> Street is in the DPD known as Southgate Marketplace, Phase 2, which was established in 1999 as File No. 990520. It was then modified in 2000 as File No. 991531 to allow exterior changes to the cinema building.

**Project Summary**

The existing / former "Marcus" movie theater building is proposed to be converted into a banquet hall with a 1068 patron occupant load, served by as many as 30 employees. The majority of the theaters will be opened up to create one large banquet hall room, with some moveable partitions to divide into several smaller rooms if needed. The function of these rooms could vary per event from large weddings, private events, business meetings, etc. The pitched floors will be leveled, with new exterior ramps as required at exit doors. A food prep kitchen (with hood) will aid the catering staff in serving the banquet halls. One of the larger theaters will be remodeled with the theater screen remaining for special viewing events. This room will be a flex space for additional storage as needed as well for the building. Existing restrooms will be modified per code to meet the new demands. The existing concessions area will be opened up and utilized as a reception area, with a bar. The entry will be remodeled, and a covered porte-cochere drop off area provided to the main entrance. The minimal second floor will remain as-is and be utilized as office / staff lounge areas.

**Site and Parking Lot Changes:**

The site is nearly 5.7 acres of mostly existing impervious parking lot and building, with this scope of remodel utilizing about 3 acres of that. The remaining site will have future developments, but are not thoroughly designed at this time. For now, those future areas will remain as-is. Future building pad locations have been shown on the proposed site plan for design intent, however. Within this 3+/- acres of remodeled location, the paving will be replaced and restriped with new landscaping and new pole mounted lighting with full cut-off light fixtures added per current code requirements. Wall mounted lights will surround the building on all four elevations. 184 parking stalls are dedicated to this banquet hall, including 8 accessible stalls. The remainder of the existing paved areas on site will remain as-is but will not be utilized for parking at this time. They are reserved for future development. Parking requirements for "Assembly Hall" use is 1 stall per 1000 gross area (Table 295-403-2-a). The building first floor area is about 30,162 s.f. requiring 31 parking stalls per code requirement.

Surrounding the remodeled parking lot, is new landscaping. It is the intent to create a separation of this portion of the development from the future uses of the parcel, while maintaining common circulation and pedestrian paths connecting everything together. Pedestrian paths will be constructed as part of this development, connecting to existing public sidewalks on the north, south, and east. Patron drop-off and pick-up queuing space is available directly north of the new porte-cochere addition, on the N.E. side

of the building. Employee and catering parking is available along the south side of the building, with direct access into the kitchen areas. The existing dumpster enclosure on the north side of the building will be re-built in the same location, with a new 6' high wood privacy fence surround.

**Exterior Building Changes:**

The building exterior will feature a new covered porte-cochere drop off area, compliant to fire department minimum height requirements. The current glass vestibule walls will be remodeled to have a stone veneer exterior, with new glass entrance doors installed. Majority of the exterior will remain existing masonry veneer, with a new painted color scheme. A new decorative E.I.F.S. cornice is being installed on the main raised portion of the building, which matches the cornice of the new porte-cochere. Several exterior doors are being renovated with stairs / ramps added due to the raised floor levels inside the building (to level the previously sloped theater floors). Signage is not proposed as part of this submittal, but the design intent is some sort of wall sign will be applied to the east wall or porte-cochere. Signage will be Type A and proportional to the building façade. Final signage will be reviewed and approved by DCD staff prior to issuance of permits.

While all anticipated changes to the existing building and site relating to this proposal have been incorporated into this DPD amendment, additional minor changes or alterations may be necessary in the future in order to accommodate the banquet hall. Proposed changes may be reviewed and approved by City staff provided they are accessory to the overall operations and are completely internal to the site. Otherwise, either a minor modification or an amendment to the DPD zoning may be required.

**Banquet (Assembly) Hall Plan of Operation:**

**BUSINESS OPERATION:**

Kanaan is in the business of providing necessary space for Banquet Hall, conventions, and community gathering services to all the people or businesses as needed in the community. The main business is a standalone banquet hall. All food will be catered in and prepared in a food prep kitchen (with hood). A liquor license will be obtained by the business to serve alcohol in the building.

**EMPLOYEES:**

Starting we need over 12 people to operate but ultimately we are hoping to provide employment to over 30 people.

**HOURS OF OPERATION:**

Monday to Sunday all seven days a week from 8:00 AM to 12:00 Midnight as needed by our clients.

**TRAFIC FLOW AND PARKING:**

There are two ways the traffic will have access to this property.

- A. From 30<sup>th</sup> street
- B. From 27<sup>th</sup> street turning west on Ohio street.
- C. A shared access and use agreement is already in place for all parcels within this development to access and use all common driveways. See submitted documents for additional information.
- D. See updated site plans (page C3) for denoted rideshare locations, employee / catering parking areas. Rideshare will be individually managed by the individual patron needing service.

This remodeled portion of site modifications will hold 184 parking spaces total for patrons and employees.

**District Standards (s. 295-907):**

<p>Uses:</p>	<p>Banquet (Assembly) Hall, accessory surface parking lot, and other uses considered ancillary and/or accessory to the principal uses.</p> <p>All other uses allowed per the Southgate Marketplace General Planned Development (GPD) continue to be allowed as well.</p>
<p>Design standards:</p>	<p>See above.</p>
<p>Density (sq. ft. of lot area/dwelling unit):</p>	<p>N/A</p>
<p>Space between structures:</p>	<p>N/A – existing structure</p>
<p>Setbacks (approximately):</p>	<p>Approximate setbacks for the existing building remain unchanged and are as follows:</p> <p>North: 225’          South: 34’          East: 350’          West: 45’</p>
<p>Screening:</p>	<p>Existing 6’H. wood privacy fence along north property line at residential areas to remain. A new / replaced 6’H. wood refuse enclosure will replace the existing deteriorated enclosure. It is large enough to handle two 6-yard dumpsters / recycle bins. Any mechanicals will be screened.</p>
<p>Open space:</p>	<p>26,242 s.f. open landscape (pervious) areas</p>
<p>Circulation, parking and loading:</p>	<p>Pedestrian access: A concrete pedestrian path along the center of the parcel as well as concrete sidewalks along the south property line and connecting to the north property line. There is an existing pedestrian walkway along the east (front) side of the building. All pedestrian paths noted will be constructed as part of this initial phase of work</p> <p>In the future, when additional phases of development on this site are ready to proceed, the owner will work with the City (DCD and DPW) to ensure that additional pedestrian walkways and connections, such as along the eastern north-south main drive aisle, connect to walkways of adjacent buildings as well as to S. 27<sup>th</sup> Street.</p> <p>Automobile access and parking: existing driveway access via Ohio Street to access S. 30<sup>th</sup> street on the west and S. 27<sup>th</sup> Street on the east. Common shared cross access agreement allows access to W. Lakefield Dr. to the south.</p> <p>Bicycle parking: 10 short-term parking stalls proposed (Retail establishment, general) on east side of building, south side. 5 long-term indoor parking stalls proposed inside the storage room located</p>

DPD Owner’s Written Narrative

	<p>adjacent to employee / delivery entrance in south west building corner</p> <p>Loading (deliveries, , trash pick-up): deliveries via the new ramp / doors on south side of building and adjacent parking stalls. An existing dumpster is located along the north side of the building, towards the west property line. It will remain here but the deteriorated chain link fence walls will be replaced with a new 6’ h. wood privacy fence enclosure.</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: new landscaping proposed around remodeled portion of site and within the parking lot as shown on the landscape plan. New landscaping conforms to current zoning code requirements for interior parking lot landscaping. See sheet LGD1.0 of submitted drawings for additional details / compliance.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
<p>Lighting:</p>	<p>New / replaced lighting surrounding remodeled portion of parking lot. New exterior lighting will be pole mounted, full cut-off LED light fixtures. Maximum pole lights of 22’-0” mounted on a 2’-6” concrete base (24’-6” maximum height).</p> <p>Building – exterior lighting: wall mounted, full cut-off LED light fixtures</p> <p>All lighting will follow applicable codes, including s. 295-409 of the zoning code.</p>
<p>Utilities:</p>	<p>Existing buried to remain</p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>Freestanding signs: none</p> <p>Building wall signs: wall mounted sign on east wall of building. Final signage plans to be submitted for approval in the future. signage will be Type A and proportional to the building façade. Final signage will be reviewed and approved by DCD staff prior to issuance of permits.</p> <p>Temporary signs: Allowed provided they follow the general provisions of the zoning code (s. 295-407-3).</p>

DPD Owner’s Written Narrative

	<p>Other signs: Directional signs as deemed necessary to allow proper circulation and provide wayfinding.</p> <p>Illumination: per code requirement, see submitted photometric plan</p>
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**Site Statistics:**

Gross land area:	248,612 s.f.
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 32,366 s.f. (including overhangs) % of site: 9.3%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 190,004 s.f. % of site: 76.4%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 26,242 s.f. % of site: 10.6%
Max. dwelling units:	0
Max. proposed dwelling unit density (lot area per dwelling unit):	0
Proposed number of buildings:	Principal: one (existing) Accessory: none
Bedrooms per unit (unit mix):	N/A
Parking spaces provided (approx.):	<p>Automobile spaces: 184 provided as part of re-developed parking lot. Additional parking stalls available as well via an existing shared access / parking agreement with surrounding parcels in same development. See submitted documents for additional information</p> <p>Ratio per residential unit: n/a</p> <p>Spaces per 1000 sq ft for non-residential uses: 6stalls per 1000 s.f. provided</p> <p>Bicycle spaces: Short term: 10 stalls Long term: 5 stalls</p> <p>Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).</p>

**Time Limit on Zoning (not applicable, as no new building is proposed as part of this file):**

Per s. 295-907-2-c-12, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to N/A (no new building proposed; this file adds an allowable use and allows site/exterior building changes) at that time unless the criteria identified in 295-907-c-12-a and –b are met. The time period specified pursuant to subd. 12 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.