

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 15, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-23028 - APPLICANT/OWNER: LIVEWORK, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL, subject to:**

**Planning and Development**

1. Conformance to the conditions for Special Use Permit (SUP-6505), and all other site related actions.
2. This Special Use Permit (SUP-6505) shall expire on July 6, 2008 unless another Extension of Time is approved.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Special Use Permit (SUP-6505) for a proposed mixed use development on 1.20 acres adjacent to the northwest corner of First Street and Bonneville Avenue.

This is the first extension of time request on the proposed project. The project remains appropriate for the area. A Special Use Permit and Federal Aviation Administration Approval for the height of the proposed structure prior to the issuance of a building permit shall be required. It is noted that there is a related Extension of Time (EOT-23029) that shall be heard concurrently with this request. Approval of this request is recommended with a one year time limit.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
07/06/05	The City Council approved a Special Use Permit (SUP-6505) for a proposed mixed use development and a Site Development Plan Review for a 25 story mixed use development to include 280 residential units and 20,000 square feet of commercial floor space and waivers of the downtown centennial plan building step-back and build-to requirements on 1.20 acres adjacent to the northwest corner of First Street and Bonneville Avenue. The Planning Commission and staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related to this request.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	1.2

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Office  Vacant Buildings  Undeveloped	C (Commercial)	C-2 (General Commercial)  R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Vacant Buildings	C (Commercial)	C-2 (General Commercial)
South	Parking	C (Commercial)	C-2 (General Commercial)
East	Apartments  Undeveloped  Vacant Buildings	C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
West	Shops  Undeveloped	C (Commercial)	C-M (Commercial/Industrial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Downtown Centennial Plan (Office Core)	X		Y
Redevelopment Plan Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District (200-Foot)	X		N
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**ANALYSIS**

This is the first extension of time request on the proposed project. The applicant has not made progress on the project in the form of building permits or additional applications. The applicant states that they are in the process of creating a master plan for the area, of which the subject project is a part.

The project remains appropriate for the area. It is noted that the project is not currently in compliance with the requirements of the Airport Overlay District. The project is in the Airport Overlay District 200-foot zone. The project exceeds the 200-foot height limit and shall be required to obtain a Special Use Permit and Federal Aviation Administration Approval for the height of the proposed structure prior to the issuance of a building permit. It is noted that there is a related Extension of Time (EOT-23029) that shall be heard concurrently with this request. Approval of this request is recommended with a one year time limit.

**FINDINGS**

The project remains appropriate for the area. A Special Use Permit and Federal Aviation Administration Approval for the height of the proposed structure prior to the issuance of a building permit shall be required. Approval of this request is recommended with a one year time limit.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                      0

**PROTESTS**                      0