



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-23667 - APPLICANT/OWNER: CENTENNIAL
GATEWAY, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-2212), and all other site related actions.
2. This Special Use Permit (SUP-2212) shall expire on August 6, 2009 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-2212) for a restaurant with drive through adjacent to the west side of Centennial Center Boulevard, approximately 600 feet north of Ann Road.

This is the second extension of time request for the proposed Special Use Permits. Conformance to the conditions of approval for Special Use Permits (SUP-2212) shall be required.

It is noted that there are three related Extension of Time requests (EOT-23584, EOT-23587, and EOT-23589) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development and Waivers of the Town Center Development Standards on the subject site. The City Council also approved Special Use Permits for four Supper Clubs (SUP-2214, SUP-2215, SUP-2216, and SUP-2217), two Restaurants with Drive-Through (SUP-2211, SUP-2212) and Outdoor Sales (SUP-2209) on the subject site. The Planning Commission and staff recommended approval.
08/19/04	Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-2208) for the overall retail site. Some of the buildings were removed, shifted to other areas on the plan, or had floor areas reduced or increased, and some of the drive-through and supper club uses shifted to other buildings. No significant changes were made to the original approval.
09/07/05	The City Council approved a Minor Amendment to the approved Site Development Plan Review (SDR-8695) and Extensions of Time for four Supper Clubs (EOT-8271, EOT-8272, EOT-8273, EOT-8275), two Restaurants with Drive-Through (EOT-8269, EOT-8270), and Outdoor Sales (EOT-8267) on the subject site. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits directly related to this application request. It is noted that several building permits have been issued for other buildings on the sites and in certain cases Certificates of Occupancy have been issued.	

<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>
<i>Site Area</i>
Net Acres 18.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center (Under Construction)	SC-TC (Service Commercial)	TC (Town Center)
North	Shopping Center	SC-TC (Service Commercial)	TC (Town Center)
South	Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD5 (Residential Planned Development 5 Units per Acre)
East	Shopping Center (Under Construction)	SC-TC (Service Commercial)	TC (Town Center)
West	Single Family Residential	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development 6 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second extension of time request for the proposed Special Use Permits. Since the previous extension of time no additional progress has been made on the proposed shopping center. A portion of the shopping center that does not include the building that will house the proposed special use has been completed and is currently open and operating.

A second extension of time is deemed appropriate to allow the applicant additional time to begin completion of the shopping center. The applicant states that they are expecting to begin construction in 2008; however, it is also noted that at this time the Planning and Development Department has not received any additional applications related to this development. Approval of this request is recommended.

FINDINGS

A second extension of time is deemed appropriate to allow the applicant additional time to begin completion of the shopping center. Approval of this request is recommended with a two year time limit.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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