

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: OCTOBER 17, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW**

SDR-23606 - PUBLIC HEARING - APPLICANT/OWNER: VMCS ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,495,891 SQUARE FOOT COMMERCIAL CENTER WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARD TO ALLOW A 206-FOOT FRONT SETBACK AND THE EXPANSION OF AN APPROVED PARKING GARAGE on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive AND A 2,306 SPACE TEMPORARY PARKING LOT on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive (APNs: 139-33-610-023, 139-27-410-005, 139-33-511-004, and 139-33-511-007), PD (Planned Development) Zone Ward 5 (Barlow). The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg. ( )

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 09-13-07 Planning Commission Meeting Item 53

Motion made by RICKI Y. BARLOW to Approve subject to conditions and amending Condition 24 as read for the record:

24. The developer shall be responsible for construction of the final pavement wearing surface on Discovery Drive from Grand Central Parkway to the 1-15 underpass prior to occupancy of Phase 5 unless deferment of these required offsite improvements is allowed by the City Engineer. Coordinate with the City Engineer's Office to determine design details.

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ROBERT HOLGATE, 495 South Grand Central Parkway, appeared on behalf of the applicant. With the continued growth of the project, they look forward to more success.

COUNCILMAN BARLOW commented that great things are happening in the Union Park area. He is pleased to see this project continue to grow, as it is one of the main leaders in the subject area.

BART ANDERSON, Public Works, read into the record the amendment to Condition 24. MR. HOLGATE replied that there has been a significant amount of infrastructure in the subject area to accommodate future phases of developments. He will work with the engineer to ensure proper timing of the improvements. He also agreed to the conditions, including the amendment.

MAYOR GOODMAN declared the Public Hearing closed.

