

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-25836 - APPLICANT: RHAPSODY PARTNERS - OWNER:
VILLAGE CENTENNIAL SPRINGS PARTNERS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-7662) shall expire on 12/21/08 unless another Extension of Time is approved.
2. Conformance to the conditions for Special Use Permit (SUP-7662), and all other site related actions.
3. This Special Use Permit (SUP-7662) is restricted to 7585 Norman Rockwell Lane.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of an approved Special Use Permit (SUP-7662) for a Supper Club to be located at 7585 Norman Rockwell Lane. A Waiver of the 400 foot distance separation requirement from an existing Church/House of Worship has been approved with this Special Use Permit request.

This is the first Extension of Time request for the proposed Supper Club. Two separate Extensions of Time (EOT-25833 and EOT-25834) for the accompanying Special Use Permits (SUP-7660 and SUP-7661) have been filed concurrently with this application. Although all three of these applications were heard and approved together, each application is independent of each other.

Approval of this requested Extension of Time is recommended with a one year time limit.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
5/18/05	The City Council approved a Site Development Plan Review (SDR-5948) for a proposed mixed-use development; a Waiver (WVR-6153) of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width required and a Variance (VAR-5949) to allow 824 parking spaces where 1,065 is the minimum required on the subject property. The Planning Commission recommended approval on 4/14/05.
12/14/05	A Final Map (FMP-6272) for the The Village of Centennial Springs - Unit 1 was recorded for a 30-lot Subdivision on property located adjacent to the southwest corner of Farm Road and Tule Springs Road.
12/21/05	The City Council approved requests for three Special Use Permits (SUP-7660, SUP-7661, and SUP-7662) for three separate Supper Clubs with a Waiver of the 400-foot distance separation requirement from an existing Church/House of Worship and a related Variance (VAR-7655) to allow 478 parking spaces where 844 spaces is the minimum required for a proposed commercial development adjacent to the southwest corner of Tule Springs Road and Farm Road. The Planning Commission recommended denial on 10/20/05.
12/29/05	A Final Map (FMP-6365) for the The Village of Centennial Springs - Unit 2 (A Mixed-Use Subdivision) was recorded for 59 Single Family Dwellings on property located adjacent to the southwest corner of Farm Road and Tule Springs Road.
5/19/06	A Final Map (FMP-9360) for the The Village of Centennial Springs Brownstones was approved and released for recordation for a 21-lot Residential Townhouse subdivision on 1.49 acres south of Farm Road, west of Tule Springs Road. This map has not recorded.

6/07/06	The City Council approved a request for a Major Amendment (SDR-12618) to an approved Site Development Plan Review (SDR-5948) to replace all residential lofts and their associated parking with seven office lofts; to increase the commercial square footage to 128,413; and a Waiver of the Town Center Development Standards Parking Lot Landscaping Requirement on 14 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission recommended approval on 5/11/06.
<i>Related Building Permits/Business Licenses</i>	
10/29/07	Plan Check #C-0191-05 issued for a 3,921 square-foot commercial building (Building #1) at 7585 Norman Rockwell Lane.
	Plan Check #L-0510-07 issued for a Tenant Improvement (build-out) for a 3,921 square-foot restaurant at 7585 Norman Rockwell Lane.
12/04/07	A Certificate of Occupancy was issued for a 3,921 square-foot restaurant at 7585 Normal Rockwell Lane.
<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	15.74 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
North	Commercial Development	SC-TC (Service Commercial Use-Town Center)	T-C (Town Center)
South	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
East	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
West	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)

<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	X		Y
Trails		X	Y
Rural Preservation Overlay District			NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This approved Special Use Permit (SUP-7662) is to allow a Supper Club within an approved Mixed-Use Development (SDR-12618). The original approval, along with two concurrent Special Use Permits (SUP-7660 and SUP-7661), covered a general area with each use specifically called out to a specific building on the provided site plans. This specified location for this particular Special Use Permit (SUP-7661) was shown as Building #1. This specific building has now been addressed as 7585 Norman Rockwell Lane. The applicant has made significant progress in the related mixed-use development and has already received a Certificate of Occupancy for the restaurant.

FINDINGS

Staff finds that this project has received the Certificate of Occupancy and recommends approval of a one-year Extension of Time (EOT-25836) for the approved Special Use Permit for a Supper Club to be located at 7585 Norman Rockwell Lane.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0