



Agenda Item No.: 53.

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-48845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: NNN PROPERTIES - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OR SMALL USE WITHIN A PROPOSED 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT, 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Parkanian). Staff recommends APPROVAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-48845, SUP-48846 and SDR-48844
2. Special Map
3. Conditions and Staff Report - SUP-48845, SUP-48846 and SDR-48844
4. Supporting Documentation
5. Joint Access and Parking Agreement
6. Parking Analysis
7. Photos - SUP-48845, SUP-48846 and SDR-48844
8. Justification Letter - SUP-48845, SUP-48846 and SDR-48844

Motion made by VICKI QUINN to Approve subject to conditions

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

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 53-55.

DOUG RANKIN, Planning, read the staff report. Staff recommended approval of Items 53-55, as it received a parking analysis conducted by a civil engineer indicating that 61 parking spaces

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are sufficient.

RICHARD TURNER, representing the applicant, concurred with the conditions. He described the site plan and the waivers.

COMMISSIONER TRUESDELL stated this is probably one of the most high-profile corners and he would like to support it, but asked why Walgreen's would not bring in solar energy. ROBERT HERRY, CEO NNN Development, LLC stated Walgreen's store is unlike any other, but he could not speak to the green initiative because it is controlled internally. He offered to ask questions of Walgreen's Corporate. COMMISSIONER TRUESDELL hoped that something could be done.

CHAIR FLANCA declared the Public Hearing closed for Items 53-54.