



## CITY COUNCIL COMMUNICATION

August 17, 2010

**SUBJECT:** HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 10-05-SUP, AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1879

**SUBMITTED BY:** Chris Barker, Director of Planning and Development

**REFERENCE NO:** 10-05-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Glade Crossing Shopping Center Addition, Block 1, Lot 1R1 for a Community/Meeting Center (Assembly Use) in C-2 (Community Business District) zoning on 101 W. Glade Road and approve Ordinance No. 1879, concurring with the Planning and Zoning Commission's 7-0 recommendation on August 3, 2010.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

### **SUMMARY OF SUBJECT:**

Double 9 Investments represented by the applicant, Mr. Bhupinder Walia is seeking a specific use permit to allow an assembly use within an existing structure, located at 101 W Glade Road. The property is zoned C-2 commercial zoning.

Double 9 Investments owns the Glade Crossing Shopping Center in which the use is sought. The 25,000 square foot building currently contains approximately 10,500 square feet of leased space including a 7-11 convenience store; an animal grooming business; donut shop and nail salon. The remaining space of approximately 14,500 square feet was previously leased to a church which has since vacated the property.

The applicant intends to utilize the former church space as a business and community meeting location and as a place for social gatherings such as weddings and receptions. The organizers of these events would rent the space on an event-by-event basis. The property owner does not intend to modify the existing structure's interior.

The property owner intends that no food would be prepared onsite and that all food and beverages utilized within the facility would be catered and brought into the facility from off-site.

The facility will employ less than five employees full-time and will have temporary employment of up to ten employees during events and receptions.

The normal operating hours of the facility will be from 9:00am to 5:00pm. Events and receptions will be able to rent the facility until midnight.

The Glade Crossing Shopping Center has 185 parking spaces available, allowing enough parking for the facility as well as the occupied leased space for the rest of the center. In addition, the primary demand for the assembly facility will be after business hours or on weekends where there is less demand for parking from the other tenants of the building.

The DRC reviewed the application, found that it conformed to technical City regulations and recommended approval to the Planning and Zoning Commission. The Planning and Zoning Commission held a public hearing on August 3, 2010 and recommended approval of the SUP with the following conditions:

- 1) Tied to the business owner: Bhupinder Walia
- 2) Tied to the business name: Double 9 Investments
- 3) Tied to the location for the period of one year to be renewed by application to the City of Eules.

#### **FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1879
- Draft Minutes – P & Z
- Application
- Explanatory Letter
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **SC** \_\_\_\_\_

City Secretary's Office