

ITEM 2 CASE #11-09-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding a request for a Specific Use Permit on Glade Crossing Shopping Center Addition, Block 1, Lot 1R1, for a Community/Meeting Center (Assembly Use) in Community Business District (C-2) zoning, and consider a recommendation regarding an Ordinance. This property is located on 101 W. Glade Road.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a description of the case. Double 9 Investments is seeking a renewal of a specific use permit to allow an assembly use within an existing structure. The Planning and Zoning Commission recommended approval of the initial Specific Use Permit on August 3, 2010. The City Council approved the Specific Use Permit with conditions on August 17, 2010.

Double 9 Investments owns the Glade Crossing Shopping Center in which the use is sought to continue. 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 space is 14,500 square feet and was previously occupied by a church. The applicant intends to continue the use 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 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. No issues or complaints regarding the business have been brought to the City's attention during the year that the business has operated.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

There were no comments or questions among the Commission.

Vice Chairman Mennis made a motion to recommend approval of case #11-09-SUP with the following conditions:

- 1) Tied to the business owner: Bhupinder Walia; and,
- 2) Tied to the business name: Double 9 Investments.

Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Tompkins.

Nays: None

Abstention: None

The motion carried (6-0-0).