



## CITY COUNCIL COMMUNICATION

August 30, 2011

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 11-09 SUP and Consider First and Final Reading of Ordinance No. 1924

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 11-09-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 Community/Meeting Center (Assembly Use) in Community Business District (C-2) zoning at 101 W Glade Road and motion to approve Ordinance No. 1924, concurring with the Planning and Zoning Commission's 6-0 recommendation on August 16, 2011.

### **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:**

**Applicant:** The applicant is Mr. Bhupinder Walia representing Double 9 Investments

**Location/Zoning:** 101 W Glade Road – C-2 Zoning District

**Project Description:** Double 9 Investments, owner of the Glade Crossing Shopping Center 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.

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 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 are 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 is 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.

The Planning and Zoning Commission held a public hearing on August 16, 2011 and recommended approval of the Specific Use Permit with the following conditions by a vote of 6-0.

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

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1924
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office