

**AGENDA BILL 09-05-11D**

**Subject:** Conditional Use Permit (CUP) application for Holiday Inn Express

**For Council:** May 11, 2009

**Land Use Case Number:** CUP-09-01

**Public Hearing:** Yes

**City Manager's Initials:** \_\_\_\_\_

**Attachments:**

- Staff report
- Applicant's submittal
- Notice Mailing Packet
- All correspondence received since March 27, 2009

**Initiated by:**

- VKNW, Inc., applicant

**Budget Impact:**

- None at this time, but development on the site would provide increased property tax revenues.

**Sustainability Considerations:**

- Is this conditional use appropriate within water resources transition area?

**Policy Questions for Council Consideration:**

- Determine whether the proposal meets CUP criteria including Comprehensive Plan policies.

**Summary:**

- DR-08-01/VAR-08-01/WAP-08-01 was the application for this hotel for Class II Design Review, a Water Resources Area permit, and a Class II Variance. This application was approved by the Planning Commission on January 21, 2009, and was then called up by the Council as AP-09-02.
- Subsequently, staff determined the transient lodging use requires a CUP in the General Commercial zone. Although the CUP application was not heard by the Planning Commission, the Council determined at their March 30 meeting that they have authority to consolidate review under the provisions of CDC 99.070. The City Council will be the initial hearing body for the CUP.
- This will be a consolidated de novo public hearing on CUP-09-01 and AP-09-02, but the Council will be voting on each separately. Because the CDC requires a CUP for this use, the Council will be voting on CUP-09-01 first. If the Council denies the CUP, staff will then recommend denial of AP-09-02 since it is the City's position that the use cannot be approved without a CUP.

**Recommended Action:**

Staff recommends approval of the application.

**Council Action Taken:**

- Approved
- Denied
- Continued