

AGENDA BILL 09-05-11E

Subject: Continuation of AP-09-02 application for Holiday Inn Express

For Council: May 11, 2009

Land Use Case Number: AP-09-02

Public Hearing: Yes

City Manager's Initials: _____

Attachments:

- Memo to Chris Jordan re: continuation
- Memo to Chris Jordan re: correspondence and conditions
- All correspondence received since March 27, 2009

Initiated by:

- City Council

Budget Impact:

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

Sustainability Considerations:

- Application involves Water Resource Area permit requesting hardship provisions of 32.090, allowing development closer to creek and wetlands, to achieve economically viable use. Class II Variance is also applied for to develop more transition area square footage than is allowed by the hardship provisions. Will result in more development within a transition area.
- Applicant's mitigation plan (restoring Fields Bridge Park transition area) and revegetation plan.

Policy Questions for Council Consideration:

- How much if any variance is needed for right to develop site in an economically viable way?

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. It was continued at the March 30 hearing to May 11 pending the submittal of a conditional use permit (CUP) application to be heard at a consolidated hearing for both applications.
- This is a consolidated de novo public hearing on the CUP application CUP-09-01, and AP-09-02. Council will vote on each separately, voting on CUP-09-01 first. If this is denied, staff will recommend denial of AP-09-02 since it is the City's position that the use requires a CUP.

Recommended Action:

Staff recommends approval of the application.

Council Action Taken:

- Approved
- Denied
- Continued