

**AGENDA BILL 09-03-03A**

**Subject:** Call-up of DR-08-01/VAR-08-01/WAP-08-01 (Holiday Inn Express application) by City Council

**For Council:** March 3, 2009

**Land Use Case Number:** AP-09-02

**Public Hearing:** Yes

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

**Attachments:**

- Memo to Chris Jordan
- Call-ups by Councilors
- Citizen Comments
- Notice Mailing Packet
- Staff Reports for DR-08-01/VAR-08-01/WAP-08-01

**Initiated by:**

- City Council

**Budget Impact:**

- None

**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 square footage than is allowed by the hardship provisions within the transition area.
- Applicant will restore transition area in Fields Bridge Park to mitigate for transition area developed, and will revegetate all transition area left undeveloped on site with native plants.

**Policy Questions for Council Consideration:**

- How much, if any, variance is necessary to exercise the property right to develop site in an economically viable way, and therefore does this application meet all necessary criteria?

**Summary:**

- DR-08-01 et al. is an application for a 70-unit hotel. Includes Class II Design Review, Water Resource Area permit due to presence of creek and wetlands, and Class II Variance to develop more square footage than allowed by the Water Resource Area permit's hardship provisions.
- Approved by the Planning Commission on January 21, 2009, subsequently called up by Council.

**Recommended Action:**

The Planning Commission approved the application with conditions, by a vote of 4-0.

**Council Action Taken:**

- Approved
- Denied
- Continued