



City Council Agenda Item

To: Mayor Graham and City Council

From: Walter Denton, City Administrator
Ted Shekell, Planning Director

Date: April 26, 2005

Subject: 1st Reading Approving Planned Use for Sunrise Center II

List of committees that have reviewed: The Community Development Committee reviewed the project at its meeting on April 25, 2005, and unanimously recommended approval of the Sunrise Center II Planned Use. The Committee recommended certain conditions be placed on the project in the approval ordinance. These included: 1) a restriction on hours of operation for the restaurant and other business proposed in the development at 11:00 pm; 2) additional landscaping proposed on the Hartman Lane side of the development to screen headlights from creating a nuisance to the two homes on the west side of Hartman Lane; 3) no sports bar, arcade, gamery, or other use otherwise identified as a planned use would be approved with this planned use – the project approval is strictly for a restaurant, which may include sale and consumption of alcohol, as long as all local and state liquor laws are met; 4) the cross access to the property to the north (Holland's strip center) would be 30' and as perpendicular to the property as possible; and 5) correct building elevation would be provided that matched the site plan – the building materials, colors, and general design would match the existing Sunrise Center on the opposite corner of Hartman and Central Park.

Background:

The owner, Moonsung Song, SMA, LLC, is proposing to build a 16,238 square foot mixed use shopping center, similar to his other project on the opposite corner of Hartman and Central Park Plaza Drive. Proposed uses included one possible restaurant with from 5,538 sq. ft. to 6,838 sq. ft., and 6-7 small retail shops or offices. The site is located adjacent to the 15 screen Wehrenberg Theater and across Central Park Plaza Drive from the original Sunrise Center. The site was initially proposed for a MotoMort gas station site, with the City rejecting the special use petition, however, the City's decision was later being overturned by the courts after trial. The development will have one direct point on Central Park Drive, which will necessitate the removal of a portion of the center median to facilitate striping of center turn lane. The other access will be indirect, utilizing one of the two existing access points on Holland's strip center located adjacent to the Sunrise Center lot. That access point has cross-access, which will need to be 30' paved access, and the entrance itself widened to 30' from its present 24'.

The planning commission recommended the project at its April 12, 2005, meeting, with three considerations. First, the cross-access drive aisle should be aligned with the drive at the Holland Strip Center (Sunrise Center will use one of his existing entrances), additional landscaping should be provided on the west property line along Hartman Lane to help buffer car headlights from the surrounding residential neighborhood, and make adjustments to the angled parking behind the building so as to ensure there are no problems with the one way traffic flow around the building. The Community Development Committee recommended the project with the modifications as identified in the above introductory paragraph.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Approval with modifications to the site plan as recommended by the Community Development Committee.