



City Council Agenda Item

To: Mayor Graham and City Council
From: Walter Denton, City Administrator
Ted Shekell, Planning Director
Date: May 12, 2005
Subject: 2nd Reading Approving Planned Use for Sunrise Center II (as amended)

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 then reviewed the project at its May 9, 2005, and a few modifications are recommended for 2nd Reading. The parking layout on the northside of the building will now be perpendicular rather than angled, the drive aisle will be 22' instead of 18' and the building, and the building elevations have been revised. The building will look very similar in color and design to the existing Sunrise Center across the street, except this building will have all four sides similar, building materials will be architectural split-faced block and EFIS, and no outdoor storage will be allowed. New site plan drawings and building elevations will be in the Council packets.

All other conditions applied during the first reading will still apply. These include:

- 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 an office and retail use, or a maximum 4,000 sq. ft. 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 the entrance will be widened to 30'; and
- 5) building colors and general design would match the existing Sunrise Center on the opposite corner of Hartman and Central Park.

Legal Considerations, if any: None

Budget Impact: None

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