



City Council Agenda Item

To: Mayor Graham and City Council
From: Walter Denton, City Administrator
Ted Shekell, Planning Director
Date: May 31, 2005
Subject: 1st Reading Approving Amendment to Planned Use for "Little Gym's"

List of committees that have reviewed: The Community Development Committee reviewed the project at its meeting on May 23, 2005, and unanimously recommended approval of the Amendment to the Little Gym's Planned Use. Jeff Holland, building owner, initially proposed a 6,000 sq. ft. Hot Shots Sports Bar and Grill at this location, however, after it became clear he could not make the parking work out on the site and that there were neighborhood compatibility issues with the use, he decided to amend his petition to reduce the size of the use to 4,000 and to allow only a restaurant instead of a sports bar. The hours of operation were also amended – the sports bar initially planned to stay open until 2:00 am, but the restaurant, indeed the entire center, will have a closing time of 11:00 as a requirement of the planned use.

Given the reduced size of the restaurant to 4,000 sq. ft., the fact that the project will have the parking necessary to accommodate the restaurant, its hours of operation are limited (close by 11:00 PM), and additional landscaping will be provided on Hartman Lane, the site is recommended for approval of a maximum 4,000 sq. ft. restaurant. It should be noted that the additional parking would not be necessary in the event no restaurant is ever constructed on the site. Conditions recommended to be placed on the strip center:

1. The restaurant space is approved to a maximum of 4,000 sq. ft.,
2. Regarding the hours of operation, the center will be closing at 11:00 PM daily.
3. The ATM location will be replaced by the additional parking required by this ordinance only if the restaurant option is implemented.
4. Additional landscaping will need to be installed along Hartman Lane to screen headlights. This will take the form of a hedge or berming.
5. The cross-access easement will be required to be re-located to allow for perpendicular access with Sunrise Center II. The southern entrance on Holland's property will also be widened to 30' to better accommodate traffic flow. Both conditions are required regardless of whether a restaurant is provided or not.

Legal Considerations, if any: None

Budget Impact: None

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