



MEMO

To: Honorable Mayor and City Council Members
From: Courtney Smith, Planning and Zoning Director
CC: Tami Hanlin, City Manager
Date: May 4, 2022
RE: Memo for CFA SLUP and CVs

Issue:

At the March 14, 2022 Mayor and City Council meeting, the applicant requested a full cycle deferral to go back through the Land Use process (Planning Commission and two reads before Mayor and City Council) due to a major change in the application. The major change included adding an additional parcel to their application (2239 Dillard), which would allow for two access points to the subject property, and an additional concurrent variance (CV-22-0006) to reduce the transitional buffer on the additional parcel.

The request now includes a SLUP to allow a drive-through restaurant with four concurrent variances for inter-parcel access, setbacks, drive-through location, and transitional buffer requirements

Recommendation:

Staff and the applicant have not been able to agree on all elements of the submitted plan. Ultimately, council must vote on the application before them. Therefore, staff has drafted conditions should council wish to approve the application as submitted by the applicant (Document titled "Draft Conditions May 4 2022"). At this time, Staff recommends denial of the application as submitted.

Background:

The application went before Planning Commission on April 21, 2022 where the case was deferred. It will go back before Planning Commission on May 19, 2022, in between the 1st and 2nd read.