

4. SPECIAL USE PERMIT NO. 2010-5 – 7948 West 151st Street

1. APPLICANT: Bichai Zheng, representing Asian Palace, is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a three-year period of time, to allow a drinking establishment in conjunction with a restaurant.
3. LOCATION: The subject property is located at 7948 West 151st Street.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. LAND USE AND ZONING PATTERNS: The subject property is located in a multi-tenant building at the northwest corner of U.S. 69 Highway and West 151st Street. The neighboring properties are a mix of single-family residential and general commercial uses.
6. CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Development Plan identifies this area as appropriate for commercial uses. The Future Development Plan does not specifically discuss the appropriate location for drinking establishments, but the Unified Development Ordinance (UDO) does require this use to obtain a special use permit as the exterior walls of the establishment are within 200 feet of residentially-zoned property. This is the first request for a drinking establishment at this location and the UDO limits initial requests for drinking establishments to three years.
7. ANALYSIS: The applicant is requesting approval of a special use permit to allow Asian Palace to serve alcoholic beverages in order to obtain a full liquor license from the City Clerk's office. A special use permit is required for that license to be granted by the City Clerk's office. Staff does not have any concerns with this request.
8. STAFF RECOMMENDATION: Staff recommended approval of Special Use Permit No. 2010-5, for a three-year period of time, with no stipulations.
9. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this application at a public hearing on May 24, 2010. No one spoke at the public hearing, and the Planning Commission voted 10 to 0 to recommend approval of Special Use Permit No. 2010-5, for a three-year period of time, with no stipulations.