

MEETING RECORD

NAME OF GROUP:

PLANNING COMMISSION

DATE, TIME AND

Wednesday, December 10, 2003, 1:00 p.m., City

Becky Horner of Planning staff submitted a new Condition #1.1.5 on the use permit to:

“Revise the Building and Parking Stall Summary table to reflect the correct floor area for Building T (the proposed theater).”

She also indicated staff support for the amendments being proposed by the applicant.

Proponents

1. **Kent Seacrest** appeared on behalf of **Ridge Development Company**, owner of the commercial property just due north of Lincoln Crossing, i.e. WalMart, PetsMart—the large area north of 27th & Superior. This is an application for a six-screen movie theater, which is consistent with the Comprehensive Plan and the theater policy. The applicant has been working with the neighbor to the south (the shopping center) because they want to be sure this application has segregated its square footage so that it is clear who owns what.

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CHANGE OF ZONE NO. 3430

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 10, 2003

Taylor moved approval, seconded by Krieser and carried 7-0: Larson, Carlson, Marvin, Krieser, Taylor, Duvall and Bills-Strand voting Taylor

Meeting Minutes

Carlson confirmed that the intention of the office space is to serve the children in these homes. They are not creating an office space for other work. Nicklas stated that the office space is to serve the children on-site as well as other children being served in Lancaster County. The office space will be used to support the children living in those homes, and the children who were living in the homes and are now in a foster home.

Staff questions

Mary Bills-Strand inquired about the lighting for the volleyball and basketball courts. DeKalb advised that the lighting was not discussed in the existing approved special permit. Seacrest believes that the lighting was shown on the plan, but there were no limitations imposed. DeKalb remembers discussing the facility and lighting relative to security.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION: December 10, 2003

Marvin moved to approve the staff recommendation of front 6-1: Larsot tCarlsot tn

Meeting Minutes

In response to a question from Larson, Tavlin clarified that he is referring to the block from the north side of South Street to the south side of Plum Street. He is suggesting that the change of zone for the tier of blocks between South and Plum Street.

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Staff questions

Carlson asked the staff to discuss “nonstandard” vs “nonconforming”. He believes that it was determined previously that the multi-family existing in this district shall be considered nonstandard instead of nonconforming.

CHANGE OF ZONE NO. 3431

Sumani is willing to discuss those and wants to have another meeting of interested parties. Dr. Sumani is interested in arriving at conditions of operation that will be satisfactory. If that is not possible, the applicant will be prepared to go

accommodated by the area. He is expecting and hoping for something not like Disneyland but not a flat racetrack. He thinks it will be family oriented. He will have the closest house to the track and he

something different. The green space was a cooperative effort between the people who live
applied to the space and the promise that there would be no change

Response by the Applicant

Carstens advised that the proposed R-T is a transition district

SPECIAL PERMIT NO. 1713B

ADMINISTRATIVE ACTION BY PLANNING COMMISSION: