

8. SPECIAL USE PERMIT NO. 2008-10 – Vicinity of the northeast corner of 159th Street and Mission Road

1. APPLICANT: WatersEdge Land Co., L.L.C., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a one-year period of time, to allow a temporary structure to be used for a residential real estate sales office.
3. LOCATION: The subject property is located in the vicinity of the northeast corner of 159th Street and Mission Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. NEIGHBORHOOD CHARACTERISTICS: The character of the neighborhood is currently vacant land to be developed as a single-family subdivision. Blackthorne Estates, a single-family residential subdivision is to the north, vacant property is to the west, south and southwest. The property to the southwest is zoned for commercial development.
6. ANALYSIS: The applicant is requesting a special use permit, for a one-year period of time, to allow a temporary building to be located at the WatersEdge subdivision. The subdivision is at the very early stages of development and the applicant is requesting to locate a sales office as soon as the streets are constructed. Along with the temporary building, a parking lot will be constructed so that visitors to the sales office can park off of the street. The temporary building will be placed on one lot and the parking lot on another lot. A model home will begin construction as soon as possible and the sales office will move into the model home as soon as it is completed.

The temporary parking lot will remain for another year to 18 months. The applicant will be required to extend the special use permit for the parking lot when the temporary building is removed. The additional impervious surface will not significantly impact drainage patterns in the area. The site will generally drain to the east toward Mohawk Street, which has the capacity to handle the additional run-off from the temporary sales trailer and parking lot.

7. STAFF RECOMMENDATION: The staff recommends approval of Special Use Permit No. 2008-10, for a one-year period of time, subject to the following stipulations:

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- a. After the special use permit expires, the applicant has 30 days to remove the trailer and return the site to its original state. A special use permit shall be obtained for the parking lot when the temporary building has been removed.
- b. All required permits shall be obtained for the installation of the temporary building.
- c. The number, location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.