

7. SPECIAL USE PERMIT NO. 2009-26 - 6700 West 135th Street

1. APPLICANT: Wil Jenny's is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a five-year period of time, to allow a drinking establishment.
3. LOCATION: The subject property is located at 6700 West 135th Street.
4. EXISTING ZONING: This property is currently zoned C-2, General Business District.
5. NEIGHBORHOOD CHARACTERISTICS: The subject property is located within the Deer Creek Market Place development. To the east is The Village at Deer Creek multi-family development, and to the south, across 135th Street, is the future Corbin Park regional mall.
6. CONFORMANCE WITH THE MASTER 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.
7. ANALYSIS: The applicant is requesting a special use permit, for a five-year period of time, to allow a drinking establishment in conjunction with a restaurant. The building was formerly occupied by Cozymel's restaurant, and has since changed ownership. This is the first renewal request for this restaurant. This location was approved for a special use permit in 2006 for a three-year period of time. The police department has provided a letter to staff indicating there have been no major or frequent alcohol-related problems at this location. Staff does not have any concerns regarding this request. The UDO limits this request to a period of five years.
8. STAFF RECOMMENDATION: The staff recommends approval of Special Use Permit No. 2009-26, for a five-year period of time, with no stipulations.