MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: April 14, 2015

Reference: Consider approval of a six-month extension to **Case No. S-1258-LI, Fairfield Inn & Suites**, to allow a 95-room, four-story hotel to be located at the northeast corner of S.H. 121 and Northpoint Drive.

2030:   **Business Prosperity**

Introduction:

On August 21, 2014, the Planning & Zoning Commission unanimously recommended approval of Case No. S-1258-LI, Fairfield Inn & Suites, subject to this property being platted prior to the issuance of a building permit. On September 9, 2014, City Council followed the recommendation of the Planning Commission and unanimously approved this Special Use Permit. On October 14, 2014, City Council passed Ordinance No. 91500-A-657 for this hotel.

Per **Section 12-30-2.5** of the Code of Ordinances, "A building permit shall be applied for and secured within six months from the time of granting the special use permit provided; however, the City Council may authorize an extension of this time upon recommendation by the Planning & Zoning Commission." Per this provision, this Special Use Permit would expire on April 15, 2015 if not extended by Council action.

Attached is a request from the property owner/developer Dilip Pranav requesting a six-month extension to this Special Use Permit. He is requesting additional time to allow for the securing of financing and to receive bids. If granted, this Special Use Permit will be valid until October 14, 2015.

Analysis:
On March 19, 2015 the Planning Commission unanimously recommended approval of this 6-month extension.

Legal Review:
This item did not require city attorney review

Fiscal Impact:
None

Recommendation:
A hotel is an appropriate use at this location given that it fronts on a freeway, will provide a visual and physical buffer between the existing office and mini-warehouses to the east, and is fully supported by the *Comprehensive Plan*. The Planning Department recommends approval.

Attachments:
1. Letter requesting extension
2. Site Plan and Rendering