



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** February 13, 2018

**Reference:** Consider approval of an Ordinance for S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in a 3,466- square foot lease space to be located in Suite 505 of 751 S. MacArthur Blvd, on 1.07 acres of land, and authorizing the Mayor to sign.

**2030:** **Business Prosperity**

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### Executive Summary:

The request is to convert the use of a portion of the existing building into a grocery store, restaurant and retail sales.

### Introduction:

The applicant is proposing approximately 1,998 square feet of restaurant; 562 square feet meat department; 594 square feet grocery store; 223 square feet of retail boutique area; and 89 square foot of office space. The grocery store portion triggers the requirement for a Special Use Permit. The grocery store will specialize in selling Halal meat, among other grocery items. The facility is proposed to be open seven days a week, from 11 a.m. to 10 p.m. There are no proposed changes to the exterior façade other than new signage as illustrated with one wall having the restaurant name “Biryani Express” and the adjacent wall “Halal Meat”, written in all white lettering on a raceway matching the building.

### Analysis:

On January 9, 2018, the City Council approved this SUP subject to the conditions as recommended by the Planning and Zoning Commission

On December 21, 2017, the Planning and Zoning Commission recommended Approval (5-0) of S-1263-C Biryani Express, with the following conditions:

1. There may be additional comments during the review of a building permit.
2. Any expansion of the use will trigger the requirement for a fire sprinkler system.

### Legal Review:

The city attorney reviewed this ordinance

### Fiscal Impact:

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Floor Plan
5. Exhibit D - Elevations
6. Exhibit E - Signage