



**Environmental
Planning
Commission**
Staff Report

*Agenda Number: 02
Project Number: 1005280
Case #: 16EPC-40080, 40081
February 9, 2017*

Agent	Martin Grummer
Applicant	JMD, McMahon, LLC
Request	Site Development Plan for Building Permit, Site Development Plan for Subdivision Amendment
Legal Description	Lots 4, 5, 6a, and 9, McMahon Market Place
Location	Near the SE corner of the intersection of Unser Boulevard. NW and McMahon Boulevard NW
Size	14 acres
Zoning	SU-1/C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption

Staff Recommendation

DEFERRAL of Case 16EPC-40080 and 40081, is recommended by Staff for 30-days to the March 09, 2017 EPC hearing.

**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This is a two part request for a Site Development Plan for Subdivision Amendment and a Site Development Plan for Building Permit for Lots 4, 5, 6a, and 9 of the McMahon Market Place. The subject site is vacant.

The applicant proposes a 2,108 sf fast-food restaurant with a drive-up service window on Lot 4, a 2,160 sf tap room, and 2,387 sf of retail shops on Lot 5, and parking on Lot 6a. A pedestrian trail, landscaping, and parking will be constructed on the southern edge of the site plan on Lot 9.

The subject site is located within the boundaries of the Established Urban Area of the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay Zone.

The Tuscany Neighborhood Association and the Westside Coalition were notified. A facilitated meeting was held January 11, 2017.

Findings

1. This is a request for a Site Development Plan for Subdivision Amendment for the approximately 14-acre subdivision described as McMahon Market Place (the "subject site") that comprises the southeastern corner of the intersection of Unser Boulevard NW and McMahon Boulevard NW. In addition, this is a request for a Site Development Plan for Building Permit for Lots 4, 5, 6a, and 9 within the McMahon Market Place shopping center.
2. The application submitted by the applicant cites the incorrect legal description of the subject site. As a result the legal advertisement/notice included an incorrect legal description of the subject site.
3. Staff recommends a 30-day deferral to the March 09, 2017 EPC hearing to allow time to re-advertise the correct legal description of the subject site.