

**BACKGROUND
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The applicant states that he plans to build a two (2)-story structure at the south end of the property consisting of approximately 7,000 square-feet. The owners will use the building, named Sky Bar, as a private club restaurant and bar with areas devoted to the sale of branded merchandise such as t-shirts, hats and other items promoting the business; not including adult toys, novelties, magazines or videos. In addition, there will be an area containing electronic games, pool tables, seventy (70)-inch TV's, etc., for customer's enjoyment. Total seating on the two (2) levels will be for approximately 150 patrons. The kitchen will prepare food to be served on both floors. Alcoholic beverages will be served from the bars on the first and second floors. As a secondary amenity for customers' entertainment, each level will have a runway elevated above the floor where female entertainers will occasionally dance in a burlesque fashion to music from a house sound system. The owners state that the conduct and attire of staff and entertainers will be similar to that of Twin Peaks and Hooters Restaurants and in compliance with State ABC liquor license regulations and the applicable City ordinances. The hours will be 11:00 AM - 5:00 AM, seven (7) days a week.

Staff has concerns with placement of the proposed private club. The general guidelines for placement of a private club state a private club shall not be located within 750 feet of any single-family use. Measurement shall be made in a straight line, without regard for intervening structures or objects, from the nearest portion of a building or structure proposed for occupancy as a private club to the nearest property line of the residential use. A Planned Development process allows for an exception to be made. The proposed private club is to operate until 5:00 AM, seven (7) days a week. Single-family property in the England Acres Subdivision is located 290 feet to the north of the proposed private club building. The parking lot and driveway are as close as 120 feet. Staff feels the activities and late hours of operation could have a deleterious effect on the residents.

**BACKGROUND
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It is the intent of the Planned Development process to assure that applications are not granted for the sole benefit of the applicant but that the process be used to establish developments that are compatible with the surrounding area, are harmonious with the character of the neighborhood and do not have a negative effect upon the future development of the area. Staff does not believe the proposed private club and the activities proposed by the applicant for this club fulfill the intent.

The Planning Commission reviewed this request at their January 31, 2019, meeting and there were several individuals present in opposition to the item. Numerous letters, e-mails and petitions of opposition had been received by staff and provided to the Commissioners. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.