

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-16950 - EXTENSION OF TIME - VARIANCE -**  
**APPLICANT: DAVID MASON - OWNER: H & GG LP**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Variance (VAR-4671) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/06/04	The City Council approved a General Plan Amendment (GPA-4609) to amend the Centennial Hills Interlocal Land Use Plan of the General Plan from ML (Medium Low Density Residential) to GC (General Commercial; Variance (VAR-4671) to allow a rear setback of 28.9 feet where residential adjacency standards require a minimum of 84.75 feet in conjunction with a proposed self-serve car wash and pet wash; and a Site Development Plan Review (SDR-4606) for a Self Serve Car Wash and Pet Wash; a Waiver of Distance Requirement for Trash Enclosure and a Waiver to reduce Perimeter landscaping requirements on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road. The Planning Commission recommended approval, but staff recommended denial on 09/09/04.
11/01/06	The City Council will consider a related Extension of Time (EOT-16951) of an approved Site Development Plan Review (SDR-4606) that allowed a Self Serve Car Wash and Pet Wash; a Waiver of Distance Requirement for Trash Enclosure and a Waiver to reduce Perimeter landscaping requirements on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road.
<b><i>Related Building Permits/Business Licenses</i></b>	
	No building permits have been issued on the subject site.
<b><i>Pre-Application Meeting</i></b>	
	A pre-application meeting is not required for this type of application.
<b><i>Neighborhood Meeting</i></b>	
	A neighborhood meeting is not required for this type of application.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	0.42

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped/Convenience Store	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
South	Multi-Family Housing	M (Medium Density Residential)	R-PD18 (Residential Planned Development 18 Units per Acre)



East	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
West	Right-of-Way (U.S. 95)	Right-of-Way (U.S. 95)	Right-of-Way (U.S. 95)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		<b>X</b>	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		<b>X</b>	
<b>Trails</b>		<b>X</b>	
<b>Rural Preservation Overlay District</b>		<b>X</b>	
<b>Development Impact Notification Assessment</b>		<b>X</b>	
<b>Project of Regional Significance</b>		<b>X</b>	

There are no special area plans or districts that have an effect on the site.

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Variance (VAR-4671) that allowed a rear setback of 28.9 feet where residential adjacency standards require a minimum of 84.75 feet in conjunction with a proposed self-service car wash and pet wash on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road.

**ANALYSIS**

This is the first Extension of Time for the subject Variance (VAR-4671), which was approved by the City Council on 10/06/04. There was an associated General Plan Amendment (GPA-4609) and Site Development Plan Review (SDR-4606) also approved by City Council. The applicant indicates that the project was delayed due to the construction of adjacent roadways. These issues have since been resolved. The applicant indicates they will be moving forward with the plan review and permitting process. Therefore, the Extension of Time can be supported to allow for additional time.

**Previous Conditions of Approval from Variance (VAR-4671)**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4606).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

## **FINDINGS**

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. The Extension of Time will allow enough time for the applicant to begin the plan review and permitting process. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**            N/A

**ASSEMBLY DISTRICT**            N/A

**SENATE DISTRICT**            N/A

**NOTICES MAILED**            N/A

**APPROVALS**            0

**PROTESTS**            0