



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-16951 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: DAVID MASON - OWNER: H & GG LP

**** 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 Site Development Plan Review (SDR-4606) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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-16950) of an approved 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 on 0.42 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been issued on the subject site.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for this type of application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

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 Site Development Plan Review (SDR-4606) that allowed a Self Serve Car Wash and Pet Wash; a Waiver of distance requirement to allow a trash enclosure to be 28 feet from residential uses where 50 feet is required; and a Waiver to reduce perimeter landscaping requirements 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 Site Development Plan Review (SDR-4606), which was approved by the City Council on 10/06/04. There was an associated General Plan Amendment (GPA-4609) and Variance (VAR-4671) 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 that 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 Site Development Plan Review (SDR-4606)

1. Location of the trash enclosure and handicap parking space shall be worked out with staff.
2. Twenty-four inch box trees planted 15-feet on center shall be required along the east property line, and 30-inch tall berm shall be incorporated in the landscape area along Sky Pointe Drive and Ranch House Road with 24-inch box trees planted 20-feet on center.

3. Approval of a General Plan Amendment (GPA-4609) and Variance (VAR-4671) by the City Council.
4. All proposed trash enclosures shall have a roof.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 06/16/04, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoe-box fixtures and downward-directed lights. Wallpack lighting shall utilize shoe-box fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Landscape and maintain the remnant vacant lot adjacent to Sky Pointe Drive concurrent with installation of landscaping on this site, if allowed by adjacent homeowners association.
13. Increase the height of the wall between the residences and the car wash to a maximum height of eight feet.
15. A gate to be approved by the Planning and Development Department will be placed across the driveway when the car wash is closed so there is no access to the site after business hours.
16. An attendant shall be on site at all times during business hours.

15. Trash receptacle shall be brought to the street for trash pick up only and shall remain within the enclosure during all other times.
17. No windows shall be placed on the second floor (office) facing the residences.
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Hours of operation shall be 7:00 a.m. to 8:00 p.m. during the week and 8:00 a.m. to 8:00 p.m. during the weekends.
20. There shall be no signage allowed on the east side of the building facing residential properties.
21. There shall be an on-site median designed to slow egress and ingress at the entrance approved by the City Traffic Engineer.
22. The applicant shall add a median on site at the entrance to the satisfaction of the City Engineer.
23. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
24. The proposed driveways, accessing Sky Pointe Drive, shall be designed, located and constructed in accordance with Standard Drawing #222A.
25. The developer of this site shall be responsible to connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
26. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

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