



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-17649 - APPLICANT: JAY MARTIN OWNER: THOMAS A. VAN KEMPEN II

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 4 of Site Development Plan Review (SDR-13496) shall be removed.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-13496).

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family Compact Lot) to R-1 (Single Family Residential) on this site.
01/08/92	The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
02/08/96	The Planning Commission approved a Site Development Plan Review [(Z 0073 86(6)] for an 11,556 square foot addition to an existing church on this site.
09/18/96	The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single family Residential) to C-V (Civic) on 20.07 acres at 3900 East Bonanza Road. The Planning Commission and staff recommended approval.
03/14/02	The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a proposed parking lot and baseball fields on 7.30 acres on the north side of Bonanza Road, approximately 915 feet east of Pecos Road. Staff recommended approval.
11/21/02	The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.
12/18/02	The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services. The Planning Commission recommended approval, but staff recommended denial.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13496) for the proposed addition of three Temporary Modular Buildings to an existing school on 20.07 acres at 3850 East Bonanza Road. The Planning Commission recommended denial, but staff recommended approval on 06/22/06.
<i>Related Building Permits/Business Licenses</i>	
	There are no building permits or business licenses that relate to temporary buildings. The permits are pending approval of the subject Review of Condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	20.07

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church Private School	L (Low Density Residential)	C-V (Civic)
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
South	Public School, Primary/Townhouses	PR-OS (Parks/Recreation/Open Space)/ ML (Medium Low Density Residential)	C-V (Civic)/R-PD8 (Residential Planned Development 8 Units per Acre)
East	Single Family Dwellings	ML (Medium Low Density Residential)/L (Low Density Residential)	R-CL (Single Residential Compact-Lot)/R-1 (Single Family Residential under Resolution of Intent to R-CL (Single Family Residential Compact-Lot)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

<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	

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 4 of an approved Site Development Plan Review (SDR-13496) to remove the condition requiring a phasing plan for an existing school at 3900 East Bonanza Road.

Previous Conditions of approval from Site Development Plan Review (SDR-13496)

1. This approval shall be void two years from the date of final approval unless a building permit has been issued for the principal building on the site.

2. This Site Development Plan Review for the three temporary modular buildings shall expire four years after final approval, at which time the buildings must be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 05/08/06, except as amended by conditions herein.
4. A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.
5. The buildings shall match the color of the other existing modular buildings on the site.
6. Two additional van-accessible handicap parking spaces shall be provided in accordance with Title 19.10.
7. All outside storage shall be removed prior to issuance of building permits.
8. A revised landscape plan shall be submitted and approved by the Planning Department prior to issuance of Building Permits. The landscape plan shall indicate an eight foot landscape buffer adjacent to the proposed and existing modular buildings, which are located along the east property line. The landscape buffer planter shall include trees planted 20 feet on-center with five (5) shrubs planted per tree. Additionally, landscaping shall be provided along the side of the proposed and existing modular buildings adjacent to the east property.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans for the issuance of any permits, whichever may come first. Provide and improve all drainage ways as recommended.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Z-79-96 and all other site related actions.

ANALYSIS

The Site Development Plan Review (SDR-13496) for the proposed addition of three temporary modular buildings to an existing school was approved on 07/19/06. The permits for the modular buildings are pending approval of the subject Review of Condition. The review of condition cannot be supported since the applicant has not submitted a Site Development Plan Review. Upon the submittal of the Site Development Plan Review, the applicant may then ask to remove the condition, which requires a phasing plan. Therefore, staff is recommending denial of the subject Review of Condition.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
---------------------------------	-----

<u>SENATE DISTRICT</u>	N/A
-------------------------------	-----

<u>NOTICES MAILED</u>	568
------------------------------	-----

<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---