

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 AND VAR-22389

SDR-18676 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

Planning Commission Mtg.

3

City Council Meeting

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City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 08-23-07 Planning Commission Meeting Item 27

Motion made by RICKI Y. BARLOW to Approve subject to conditions, deleting Conditions 12, 15 and 18, amending Conditions 5, 11 and 16 and adding the following conditions as read for the record:

5. The applicant shall obtain a demolition permit and remove the building in the far northeast corner of the site and all storage containers within 30 days of approval of this item. Said building is identified on the site plan, date stamped 06/05/07, as "Existing Bldg. to be Removed".

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11. Pursuant to Title 19.10.010 (D)(6), all parking, driveway and vehicle storage areas shall occur on paved areas. Those areas designated on the site plan, date stamped 06/05/07, as parking and all areas used for vehicle storage must adhere to the standards as set forth in Title 19.10, except as amended herein.

16. The request to use chain link fencing to provide portions of the required perimeter and screen walls is hereby approved provided that it is used in conjunction with material to create an opaque appearance to screen the site from the view of the adjacent properties and streets.

A. There shall be an 8-foot high decorative block wall with 20 percent contrasting materials on the entire north side and east side except along parcel 139-28-301-028.

B. There shall be no on-site storage of sand and/or gravel.

C. There shall be no access permitted to Clarkway Drive.

D. A two-year review from the date of final approval for this condition shall be required at a public hearing of the City Council.

E. The requested waiver of the front landscaping is hereby denied.

Passed For: 5; Against: 0; Absent: 1; Did Not Vote: 1; Excused: 1

RICKI Y. BARLOW, LOIS FAHREMAN, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LARRY BROWN); (Excused-STEVE WOLFSON)

Minutes:

See Item 135 for related discussion.

