

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-24010 - APPLICANT/OWNER: HARVEY M. MILLER
FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (SUP-8570) shall expire on October 5th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Variance (SUP-8570) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-8570) to allow 43 parking spaces where 61 are required for a proposed car wash and auto repair garage, minor on 1.47 acres at 6351 West Lake Mead Boulevard. It is noted that three related extension of time shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/08/98	The City Council approved a General Plan Amendment (GPA-0013-98) from ML (Medium-Low Density Residential) to SC (Service Commercial) and a Rezoning (Z-0025-98) on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval.
06/14/99	The City Council approved a request for a Site Development Plan Review [Z-0025-98(1)] to allow a 66,195 square foot commercial retail center and a Special Use Permit (U-0040-99) on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive for a proposed 3,945 square foot minor auto repair facility. The Planning Commission recommended approval.
06/08/00	The Planning Commission approved a request for a Site Development Plan Review [Z-0025-98(3)] for a proposed 1,406 square foot restaurant w/drive-through (sonic) on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive.
04/09/01	The Planning Development Department administratively approved a request [Z-0025-98(4)] for a proposed 13,903 square foot drug store on 1.55 Acres on the southeast corner of Torrey Pines Drive and Lake Mead Boulevard.
10/05/05	The City Council approved a Site Development Plan Review (SDR-8354) for a proposed 5,784 square foot Car Wash and a 4,492 square foot Auto Repair Garage, Minor, a Special Use Permit (SUP-8360) for a proposed car wash/auto detail, a Special Use Permit (SUP-8364) for a proposed auto repair garage, minor, and a Variance (VAR-8570) to allow 43 parking spaces where 61 are required for a proposed car wash and auto repair garage, minor on 1.47 acres on Lake Mead Boulevard, approximately 350 feet east of Torrey Pines Drive. The Planning Commission recommended approval. Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.47

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	Multi Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family Residential	MLA (Medium Low Attached Density Residential)	R-PD9 (Residential Planned Development 9 Units per Acre)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (105-140 Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has completed a drainage study and is in the process of completing the traffic impact analysis. No permits have been issued for the construction of this project at this time. As the initial studies are still in the completion stage progress is being made on the proposed project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Variance (VAR-8570) shall be required.

FINDINGS

Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Variance (VAR-8570) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0