

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-23456 - APPLICANT: MARY FREE - OWNER: SCOTT G. MAHALICK

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-9310) shall expire on December 7th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-9310) and all other 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 Site Development Plan Review (SDR-9310) Review for a proposed 640 square-foot office conversion and a waiver of the Downtown Centennial Plan streetscape standards and build to line requirement on 0.03 acres at 121 Gass Avenue.

It is noted that a Special Use Permit (SUP-23454) for a Bailbond Service at this location will be heard on 10/17/07.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-9310) for a proposed 640 square-foot office conversion and a waiver of the Downtown Centennial Plan streetscape standards and build to line requirement and a Special Use Permit (SUP-9311) for a Bailbond Service on 0.03 acres at 121 Gass Avenue.
10/17/07	The City Council will consider a request for a Special Use Permit (SUP-23454) for a Bailbond Service at 121 Gass Avenue.
<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.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	MXU (Mixed Use)	R-4(High Density Residential) Under a Resolution of Intent to C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)

South	Parking	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	R-4 (High Density Residential)
West	Duplex	MXU (Mixed Use)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Downtown South)	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-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 subject Site Development Plan Review. The applicant has applied for a new Special Use Permit (SUP-23454) for a Bailbonds use on the subject property. This Special Use Permit will be heard on the same agenda (10/17/07) as this item. The proposed use is compatible with the surrounding area. Approval of this request is recommended with a two year extension to coincide with the proposed Special Use Permit on the subject property. Conformance to the conditions of approval of Site Development Plan Review (SDR-9310) shall be required.

FINDINGS

Approval of this request is recommended with a two year extension to coincide with the proposed Special Use Permit on the subject property. Conformance to the conditions of approval of Site Development Plan Review (SDR-9310) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0