

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: NOVEMBER 7, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23108, VAR-23109 AND SUP-23111

SDR-23107 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: CAPRI FARM/DURANGO, LLC - Request for a Site Development Plan Review FOR A PROPOSED 14,028 SQUARE-FOOT GENERAL RETAIL STORE AND A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 8 FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.21 acres adjacent to the east side of El Capitan Way, approximately 200 feet north of Durango Drive (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation, Ward 6 (Ross)]. The Planning Commission (4-2 vote) and staff recommend DENIAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg. 13

Planning Commission Mtg.

2

City Council Meeting

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (4-2 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-11-07 Planning Commission Meeting Item 25

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Conditions 1 and 3 and adding the following condition as read for the record:

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-23108) and Special Use Permit (SUP-23111) shall be required.
3. All development shall be in conformance with the site plan and landscape plan date stamped 09/20/07, and building elevations date stamped 09/12/07 as amended by conditions herein.
  - A. The northern perimeter wall shall be eight feet in height.



**CITY COUNCIL MEETING OF: NOVEMBER 7, 2007**

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE  
WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-OSCAR B. GOODMAN)

Minutes:

See Item 145 for related backup and discussion

