



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26126 - APPLICANT: AMERCO REAL ESTATE
COMPANY - OWNER: FOURTEEN SAC SELF STORAGE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-9191) shall expire on 12/21/09, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Special Use Permit (SUP-9191) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is seeking an Extension of Time of an approved Special Use Permit (SUP-9191) to allow a Mini-Warehouse Facility in the C-1 (Limited Commercial) Zoning District at 3969 North Rancho Drive. A related Site Development Plan Review (SDR-9188) was approved concurrently with this Special Use Permit and the applicant is seeking an Extension of Time (EOT-26125) for this approval as well. This is the first Extension of Time request.

Staff recommends a two-year extension of time that will expire on 12/21/09 for the approved Special Use Permit (SUP-9191) and the related Site Development Plan Review (SDR-9188).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/05	The City Council approved a request for a Site Development Plan Review (SDR-9188) for a proposed 39,700 square-foot Mini-Warehouse Facility; Waivers of the side and rear setback requirements to allow zero feet where 10 feet is the minimum side setback required and 15 feet where 20 feet is the minimum rear setback required; and a Waiver of the perimeter landscaping and buffering standards as well as a companion request for a Special Use Permit (SUP-9191) for a proposed Mini-Warehouse on 2.1 acres at 3969 North Rancho Drive. The Planning Commission and staff recommended approval.
5/18/07	Civil Plans (L-Civil #22031) were submitted to Planning and Development for a 39,700 square-foot Mini-Warehouse Facility. This submittal is pending final review.
<i>Related Building Permits/Business Licenses</i>	
There are no Business Licenses or Building Permits recorded against the subject site at this time.	
<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	2.1 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Warehouse	SC (Service Commercial)	C-2 (General Commercial)
South	Commercial/ Undeveloped	SC (Service Commercial)/ DR (Desert Rural Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Single Family Residential	GC (General Commercial)/ SC (Service Commercial)/ DR (Desert Rural Density Residential)	C-2 (General Commercial)/ RE (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District 105 feet	X		Y
Trails			NA
Rural Preservation Overlay District			NA
Development Impact Notification Assessment			NA
Project of Regional Significance			NA

ANALYSIS

The applicant has requested an Extension of Time for an approved Special Use Permit (SUP-9191) that allows a Mini-Warehouse use in the C-1 (Limited Commercial) Zoning District and the related Site Development Plan Review (SDR-9188) for a proposed 39,700 square-foot Mini-Warehouse Facility. The applicant is requesting the extension as the required approvals from other governing agencies and recent changes in the 2006 International Building Code requirements required the original construction documents to be completely revised, thus taking more time than what was initially anticipated. It is the applicants intention to obtain building permits as soon as possible and has applied for an express plans review with the Building and Safety Department.

FINDINGS

Staff recommends a two-year extension of time that will expire 12/21/09 for the Special Use Permit (SUP-9191) and the related Site Development Plan Review (SDR-9188).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0