



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 19, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-26814 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on 4/17/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (Z-0011-02) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the third requested Extension of Time of an approved Rezoning (Z-0011-02) that reclassified approximately 2.64 acres of the western portion of the 10.55 acre subject site from the R-1 (Single Family Residential) Zoning District to the O (Office) Zoning District. The subject site is generally located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue. The applicant is seeking a two-year Extension of Time in order to complete development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/17/02	The City Council approved a General Plan Amendment (GPA0045-00) to O (Office) and PF (Public Facility) and a Rezoning (Z-0011-02) to O (Office) and C-V (Civic) on this site. The Planning Commission and staff recommended denial on 03/14/02.
12/18/02	The City Council approved a Special Use Permit (U-0010-02) for a 55-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the O (Office) portion of this site. The Planning Commission and staff recommended denial on 03/14/02.
12/01/04	The City Council approved the first request for an Extension of Time (EOT-5451) of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (OFFICE) AND C-V (CIVIC) on 13.70 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.
4/27/06	The Planning Commission approved the applicants request to table a request for a General Plan Amendment (GPA-10841) to amend, a Rezoning (ZON-10838), and a Site Development Plan Review (SDR-10836) for a proposed Office complex on 10.58 acres at 2200 West Mesquite Avenue. NOTE: These application requests have expired with no action taken.
9/06/06	The City Council approved a Required Two Year Review (RQR-13675) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign. The Planning Commission and staff recommended approval on 07/13/06.
9/29/06	Staff administratively approved a Directors Business Item (DIR-17195) for an Off-Premise Sign Modification to install light shield decking to comply with Condition Number 8 from Required Review (RQR-13675) that required the glare from the sign shall be mitigated subject to approval of the Planning and Development Department for an existing billboard.

12/20/06	The City Council approved a request for a second Extension of Time (EOT-18081) of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (OFFICE) AND C-V (CIVIC) on 13.70 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.
<i>Related Building Permits/Business Licenses</i>	
There are no Building Permits or Business Licenses on portion of the site in question.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.64 acre portion of the 10.55 acre site.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	R-1 (Single Family Residential) Under Resolution of Intent to O (Office)
North	ROW (US 95)	ROW (US 95)	ROW (US 95)
South	Church	L (Low Density Residential)	R-1 (Single Family Residential) Under Resolution of Intent to CV (Civic)
East	Single Family Dwellings	PF (Public Facilities)	CV (Civic)
West	ROW (Rancho Drive)	ROW (Rancho Drive)	ROW (Rancho Drive)

<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 140 feet	X		NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

Conditions of Approval from Rezoning (Z-0011-02)

1. The C-1 (Limited Commercial) portion of the request shall be amended to O (Office) with the remainder of the site being C-V (Civic) as depicted on the aerial photograph submitted as a part of this action.
2. Approval of a General Plan Amendment (GPA-0045-00) by the City Council from L (Low Density Residential) to O (Office) and PF (Public Facility) land use designation.
3. A Resolution of Intent with a two-year time limit.
4. Approval of a Special Use Permit and/or a Site Development Plan Review application by the Planning Commission and the City Council at a public hearing prior to issuance of any permits, any site grading, or other development activity on this site. Any such Site Development Plan Review shall include a minimum 30-foot wide bermed landscape planter along the east property line.
5. Dedicate a 25-foot radius of right-of-way at the north east corner of Rancho Drive and Mesquite Avenue prior to the issuance of any permits for this site. Also, grant a traffic signal chord easement at the back of radius prior to the issuance of any permits for this site.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this sit, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. A Drainage Plan and Technical Drainage Study may be required upon further development of this site.

This is the third Extension of Time for the subject Rezoning (Z-0011-02), which was originally approved by the City Council on 4/17/04. The applicant has requested a two-year Extension of Time due to continued development delays stemming from the widening of US-95 adjacent to the north of the site. A Site Development Plan Review (SDR-10836) was submitted on the subject site but was tabled on 4/27/06 by the Planning Commission at the applicants request; therefore, no building permits or civil plans have been filed for the O (Office) zoned area to date.

The subject area retains the appropriate O (Office) General Plan land use designation for the O (Office) Zoning District. If the Rezoning (Z-0011-02) were to expire, the subject area of this site would revert back to the R-1 (Single Family Residential) Zoning District which is non-compliant with the existing O (Office) General Plan land use designation.

FINDINGS

Staff recommends a two-year Extension of Time that will expire on 4/17/10 for the approved Rezoning (Z-0011-02). The Extension of Time will allow additional time for the applicant to submit a Site Development Plan Review for the subject site.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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