



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27694 - EXTENSION OF TIME - SPECIAL USE PERMIT -
OWNER/APPLICANT: SAMM RAINBOW, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This Special Use Permit (SUP-20198) shall expire on 05/16/09 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-20198) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a one-year Extension of Time of an approved Special Use Permit (SUP-20198) for Motorcycle/Motor Scooter Sales at 2260 South Rainbow Boulevard. This action was initially approved with a Site Development Plan Review (SDR-20196) for a Major Modification to an approved Plot Plan Review. This Special Use Permit (SUP-20198) will expire on 5/16/08, unless an extension of time is approved by the City Council.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U to C-1 (Limited Commercial) for this site.
04/25/89	The Planning Commission denied a Review of Condition [Z-0045-88(1)] on the Rezoning that prohibited outside storage.
05/16/08	The City Council approved a Site Development Plan Review (SDR-20196) for a Major Modification of an approved Plot Plan Review [Z-0045-88(1)] for an existing building in conjunction with a proposed Motorcycle/Motor Scooter Sales Dealership and a Special Use Permit (SUP-20198) for Motorcycle/Motor Scooter Sales at 2260 South Rainbow Boulevard.
<i>Related Building Permits/Business Licenses</i>	
03/17/08	Building permit #100430 was issued for a 100,113 square-foot tenant improvement. This permit has not yet received a final inspection.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.76 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Dwellings/ Retail	SC (Service Commercial)/ R(Rural)	R-D (Single-family Residential Restricted)/ C-1 (Limited Commercial)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center/ Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial)/ C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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 requested for the proposed Motorcycle/Motor Scooter Sales use. In the time since the initial approval granted by the City Council on 05/16/07, the applicant has shown progress on the proposed use through receiving approval on the building permit #100430 for the proposed 100,113 square foot tenant improvement. However, the applicant needs more time to obtain a business license which is the requirement to finalize action on the Special Use Permit.

FINDINGS

The applicant has shown moderate progress regarding the finalization of the proposed use. Staff recommends approval of this one-year Extension of Time request, which will expire on 5/16/09 unless another Extension of Time is approved by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0