



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32809 - APPLICANT/OWNER: LABORERS LOCAL 872

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a 2.97-acre portion of the subject site at 4201 East Bonanza Road. The subject site is currently split-zoned C-1 (Limited Commercial) and R-1 (Single Family Residential), with a General Plan designation of SC (Service Commercial) for the entire site. This request to Rezone the entire site to the C-1 (Limited Commercial) district is consistent with the existing SC (Service Commercial) General Plan designation. An associated Site Development Plan Review (SDR-32807) has also been submitted for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/78	The Board of City Commissioners approved the reclassification (Z-0070-78) of property from R-E (Residence Estates) to C-1 (Limited Commercial) for property located at 4201 E. Bonanza Road. [Note: The north 837 feet of the site was approved for C-1 (Limited Commercial) zoning, with the remainder to be zoned R-1 (Single Family Residential).]
06/23/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0070-78(1)] for proposed modular office and classroom additions at 4201 E. Bonanza Road.
06/22/95	The Planning Commission approved a one-year Required Review [Z-0070-78(2)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
06/26/97	The Planning Commission approved a two-year Required Review [Z-0070-78(3)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
10/18/99	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0070-78(4)] for a proposed 4,416 square-foot addition to an existing office at 4201 E. Bonanza Road.
11/18/99	The Planning Commission approved an Extension of Time [Z-0070-78(5)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.

12/07/01	The Planning Commission approved an Extension of Time [Z-0070-78(6)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
09/06/03	A Code Enforcement Complaint (#3176) was processed for trash and debris at 4201 E. Bonanza Road. The complaint was resolved on 10/20/03.
04/28/06	The Planning Commission approved an Extension of Time (EOT-12247) on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road. This Site Development Plan Review expired on 06/23/08, as no further Extension of Time application was submitted.
05/24/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19813) for a Wireless Communications Facility, Slim Line at 4201 E. Bonanza Road.
06/20/07	A Code Enforcement Complaint (#54569) was processed for graffiti at 4201 E. Bonanza Road. The complaint was resolved on 07/03/07.
02/12/09	The Planning Commission recommended approval of companion item SDR-32807 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #29/sg).

<i>Related Building Permits/Business Licenses</i>	
05/15/91	A building permit (#91106578) was issued for a reroof at 4201 E. Bonanza Road. The permit was finalized on 08/12/91.
12/16/91	A building permit (#91129406) was issued for a remodel/demo by others at 4201 E. Bonanza Road. The permit was finalized on 01/15/92.
12/16/91	A building permit (#91129395) was issued for an interior remodel/ ceiling at 4201 E. Bonanza Road. The permit was finalized on 01/31/92.
01/23/95	A building permit (#95364573) was issued for a retaining wall at 4201 E. Bonanza Road. The permit was finalized on 02/15/95.
06/05/95	A building permit (#95378643) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired on 04/06/96.
07/07/95	A building permit (#95381264) was issued for a 30-foot by 40-foot storage building at 4201 E. Bonanza Road. The permit expired on 04/06/96.
08/29/95	A building permit (#95385960) was issued for on-site sewer and water at 4201 E. Bonanza Road. The permit expired on 05/11/96.
10/05/95	A building permit (#95879182) was issued to repair a service riser at 4201 E. Bonanza Road. The permit expired on 04/06/96.
11/09/95	A building permit (#95881855) was issued for a gas line at 4201 E. Bonanza Road. The permit expired on 05/11/96.
08/21/97	A building permit (#97017427) was issued to change from overhead to underground electrical service at 4201 E. Bonanza Road. The permit was finalized on 11/17/97.
02/25/00	

	A building permit (#3370) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired 08/26/00.
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02/25/00	A building permit (#3369) was issued for a new building at 4201 E. Bonanza Road. The permit expired 08/26/00.
08/27/04	A building permit (#4019360) was issued for a cell site at 4215 E. Bonanza Road. The permit was finalized 03/31/05.
12/16/04	A building permit (#32526) was issued for a cell site at 4215 E. Bonanza Road. The permit expired 06/16/05.
12/10/05	A building permit (#33500) was issued for a wall/fence at 4215 E. Bonanza Road. The permit was finalized 08/20/05.

Pre-Application Meeting

11/06/08	A pre-application meeting was held to discuss the requirements of a Site Development Plan Review and Rezoning to accommodate an addition to the existing building and the expansion of the training yard facilities.
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Neighborhood Meeting

A neighborhood meeting was neither required nor held for this application.

Field Check

01/08/09	A field check was conducted by staff. The subject site is an existing union hall and training facility. The north (front) portion of the site has been developed and consists of the union hall and parking area, with the south (rear) portion of the site used as a training yard for various activities.
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Details of Application Request

Site Area

Gross Acres	9.29 Acres
Net Acres	2.97 Acres (portion of subject site to be Rezoned)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Union Hall and Training Facility, Wireless Communications Facility	SC (Service Commercial)	C-1 (Limited Commercial) and R-1 (Single Family Residential)
North	Senior Apartments	M (Medium Density Residential)	R-PD25 (Residential Planned Development, 25 Units per Acre)
	Senior Apartments	H (High Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-5 (Apartment)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

East	Vacant land and Union Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential / Manufactured Home Park)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

<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		Y*
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**A required Multi-Use Transportation Trail along the south perimeter is existing.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	402,575 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	10 Feet	30 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	400 Feet	Y
Max. Lot Coverage	50%	5.9%	Y
Max. Building Height	N/A	35 Feet	Y

ANALYSIS

The subject site has an existing General Plan designation of SC (Service Commercial), which is intended to allow low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The subject site is currently split-zoned, with designations of C-1 (Limited Commercial) on the north 837 feet, and R-1 (Single Family Residential) on the remainder of the site. This application for Rezoning to C-1 (Limited Commercial) has been submitted for the residentially zoned portion of the site. The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The requested Rezoning to the C-1 (Limited Commercial) is consistent with the existing SC (Service Commercial) General Plan designation, and the existing use will conform to both Title 19 and the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The uses allowed by the requested zoning will be compatible with the surrounding commercial and residential land uses.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Rezoning the property to the C-1 (Limited Commercial) district will be consistent with the existing General Plan designation of SC (Service Commercial), and will be compatible with the existing surrounding land uses. The existing Trade School use is a permissible use in the C-1 (Limited Commercial) district.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Two existing driveways provide access to Bonanza Road, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways, which is adequate to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 439 by City Clerk

APPROVALS 2

PROTESTS 1