



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33962 EXTENSION OF TIME REZONING -

APPLICANT/OWNER: S.E. PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-20956) shall expire on June 20, 2011 unless another Extension of Time is approved by the City Council or a permanent rezoning amends the zoning classification.
2. Conformance to all conditions of approval of Rezoning (ZON-20956) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for an Extension of Time of an approved Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard.

It is noted that there is one (1) related Extension of Time (EOT-33963) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/89	The City Council approved a request for a Rezoning (Z-0126-88) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) of property located west of Lamb Boulevard between Owens Avenue and Washington Avenue for the proposed use of an expansion to an existing Mobile Home Park. The Planning Commission recommended approval on 12/08/88.
06/20/07	The City Council approved a request for Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard. The Planning Commission recommended approval on 05/24/07.
06/20/07	The City Council approved a request for a Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park within a portion of 0.98 acres at 1200 North Lamb Boulevard. The Planning Commission recommended approval on 05/24/07.
<i>Related Building Permits/Business Licenses</i>	
10/10/00	A business license (T04-00054) was issued for a Trailer Park at 1200 North Lamb Boulevard. The license is still active.
<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>	
Gross Acres	0.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land- Proposed Mobile Home Park	ML (Medium-Low Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-MHP (Residential Mobile/Manufactured Home Park)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development-16 Units per Acre)
South	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
East	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)

<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		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an Extension of Time of an approved Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard. Title 19.18.040 allows an extension of time or reinstatement of zoning approval as long as the zoning continues to conform to the use and density classification of the General Plan, while remaining consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time to complete construction activities for the proposed project. In the time since the original approval of the Rezoning (ZON-20956), the applicant has not been issued any permit for the proposed nine-lot addition. The rezoning conforms to the use and density classification of ML (Medium-Low Density Residential) of the General Plan and is consistent with the surrounding area and pattern of development; therefore, staff recommends approval with a two-year time limit. Conformance to the conditions of approval of Rezoning (ZON-20956) shall be required.

<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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