



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 1, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34511 EXTENSION OF TIME REZONING

APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped with a previously approved Rezoning (ZON-20602) from R-E (Residence Estates) to R-2 (Medium Density Residential) on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue. Additionally, the applicant received previous approval for a Special Use Permit and a Site Development Plan Review for a 10,327 square-foot Church with a waiver to allow no landscaping along a portion of the north property line where a minimum 8-foot wide buffer is required. The Rezoning to R-2 (Medium Density Residential) aligns with the General Plan designation of ML (Medium-Low Density Residential). There has been no new development or changes in land use in the surrounding area. The applicant is requesting an extension of time to continue their funding process and development for the proposed project. Staff recommends approval.

It is noted that there are two (2) related Extension of Times (EOT-34509 and EOT-34512) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/16/07	The City Council approved a request for a Church/House of Worship on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue. The Planning Commission recommended approval on 04/12/07.
05/16/07	The City Council approved a request for a Site Development Plan Review SDR -19484) for a 10,327 square-foot Church and a waiver to allow no landscaping along a portion of the north property line where a minimum eight-foot wide buffer is required on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue. The Planning Commission recommended approval on 04/12/09.
05/16/07	The City Council approved a request for a Rezoning (ZON-20602) from R-E (Residence Estates) to R-2 (Medium Density Residential) on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue. The Planning Commission recommended approval on 04/12/09.
<i>Related Building Permits/Business Licenses</i>	
02/12/09	A Plans Check application (25873) was submitted for a new church at 947 North Sandhill Road. The plans are in the process of being reviewed by various departments.

<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	2.88

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Church	ML (Medium-Low Density residential)	R-E (Residence Estates) with a Resolution of Intent to R-2 (Medium Density Residential)
North	Undeveloped Land-Proposed City Park	PR/OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact Lot)
East	Drainage Channel	PF (Public Facilities)	ROW (Right-of-Way)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<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 for the proposed project. Since the approval of the Rezoning (ZON-20602), the applicant submitted plans (Plan Check 25873) for the project, which are currently being reviewed by various departments though a permit has not yet been issued. 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, and remains consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time to continue their funding process and the development of the proposed project. The rezoning conforms to the use and density classification of ML (Medium-Low Density Residential) and is consistent with the surrounding area and pattern of development; therefore, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0