



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 1, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34512 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-19484) shall expire on May 16, 2010 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-19484) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped with a previously approved Site Development Plan Review (SDR-19484) for a proposed 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. Since the original approval, no permits have been issued, though a Plans Check application (25873) was submitted for review. There has been no new development or changes in land use in the surrounding area. The applicant is requesting a one-year extension of time to continue their funding process and development of the project. Staff recommends approval.

It is noted that there are two (2) related Extension of Times (EOT-34509 and EOT-34511) 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 Site Development Plan Review (SDR-19484), the applicant has submitted plans (Plans Check 25873) for the project, which are being reviewed by various departments. Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

Construction of the proposed development has not yet begun; therefore, the applicant has not met Title 19.18.050 requirements to exercise the entitlement of the Site Development Plan Review (SDR-19484). The applicant is requesting a one-year extension of time to continue their funding process and development of the project. Staff recommends approval with a one-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-19484) 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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