



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-35027 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW APPLICANT: CAROLYN COHEN - OWNER: PECCOLE 1982 TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-22502) shall expire on August 15, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-22502) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
3. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently has a previously approved Site Development Plan Review (SDR-22502) for a proposed 23,544 square-foot Private School; Primary. The land is undeveloped with the exception of a small portion of land approximately 660 feet east of Hualapai Way in front of a pre-school that has been developed into a parking lot. There have been no building permits issued for the proposed development. The applicant is requesting a two-year Extension of Time to complete the design for the new school and begin construction. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/08/90	The City Council approved a request for a Rezoning (Z-0017-90) of property located on the east side of Hualapai Way, west of Durango Drive between the south boundary of Angel Park and Sahara Avenue from N-U (Non-Urban) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development), and C-1 (Limited Commercial) for proposed single and multi-family dwellings, commercial, office, and resort/casino.
01/04/95	The City Council approved a Rezoning (Z-0146-94) from N-U (Non-Urban) to R-PD7 (Residential Planned Development- 7 Units per Acre) at the northeast corner of Charleston Boulevard and Hualapai Way. The Planning Commission recommended approval on 12/08/94.
12/08/97	The City Council approved a request to amend a portion of the Southwest sector of the General Plan (GPA-53-97) on property located on the north side of Alta Drive, approximately 685 feet east of Hualapai Way from M (Medium Density Residential) and ML (Medium-Low Density Residential) to S (School). The Planning Commission recommended approval on 11/06/97.
12/08/97	The City Council approved a request for Rezoning (Z-0101-97) on property located on the north side of Alta Drive, approximately 685 feet east of Hualapai Way from U (Undeveloped) Zone [M (Medium Density Residential) General Plan designation] under Resolution of Intent to R-3 (Medium Density Residential) to C-V (Civic) for a proposed Private Elementary School on 4.89 acres. The Planning Commission recommended approval on 11/06/97.

09/20/01	The Planning Commission approved a request for a Site Development Plan Review [Z-0101-97(1)] for a proposed Elementary School on 4.6 acres on Alta Drive, approximately 705 feet east of Hualapai Way.
05/18/05	The City Council approved a request to amend a portion of the Southwest Sector Plan of the General Plan from PF (Public Facilities) to SC (Service Commercial) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The Planning Commission recommended approval on 04/14/05.
05/18/05	The City Council approved a request for Rezoning (ZON-6222) from C-V (Civic) to C-1 (Limited Commercial) on 4.90 acres adjacent to the northeast corner of Hualapai Way and Alta Drive. The Planning Commission recommended approval on 04/14/05.
03/01/06	The City Council approved a request for a Site Development Plan Review (SDR-10810) for a proposed office complex consisting of 40,560 square feet of medical office and 15,000 square feet of professional office with waivers of building placement, parking lot, and foundation landscaping standards on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive. The Planning Commission recommended approval on 01/26/06.
05/17/06	The City Council approved a request to amend the Transportation Trails Element of the Master Plan to allow a modified trail cross section at the northeast corner of Hualapai Way and Alta Drive. The Planning Commission recommended approval on 04/13/06.
08/15/07	The City Council approved a request to amend a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The Planning Commission recommended approval on 07/12/07.
08/15/07	The City Council approved a request for a Site Development Plan Review (SDR-22502) for a 23,544 square-foot Private School, Primary on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The Planning Commission recommended approval on 07/12/07.
<i>Related Building Permits/Business Licenses</i>	
There are no current business licenses or building permits for the subject site.	
<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	4.90

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Private School	PF (Public Facilities)	C-V (Civic)
North	Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)
	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)
West	Undeveloped Land	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Peccole Ranch	X		Y
<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

ANALYSIS

This is the first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-22502) for a proposed 23,544 square-foot Private School, Primary on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. Since the original approval of the Site Development Plan Review (SDR-22502), the applicant has not been issued a building permit for the primary structure on the subject site. 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

The Site Development Plan Review (SDR-22502) has not met the requirements outlined in Title 19.18.050, since no permits have been issued for the proposed project. The applicant is requesting a two-year extension of time to complete the design for the new school and begin construction. The area surrounding the proposed development has experienced some land use changes and new construction in the form of offices, pre-school, and single-family residences, but none that negatively affect the proposed project. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-22502) and all other site related actions 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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