

AGENDA ITEM: 5.

DATE: 08-20-12

## STAFF REPORT

### CONDITIONAL USE PERMIT NO. 06-08 REQUEST FOR EXTENSION

DATE: August 20, 2012

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANTS: The Frank and Yvonne Lane 1993 Family Trust, Joshua Lane LLC,  
and The Wood Group

LOCATION: 40.26± gross acres located at the southeast corner of 60<sup>th</sup> Street West  
and Avenue L

REQUEST: A Conditional Use Permit to construct a 395,355 square-foot  
commercial shopping center, with off-site sales of alcoholic beverages  
for the Anchor 1 building and the Drug Store

RECOMMENDATION: Grant a one-year extension to September 11, 2013, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 09-23.

#### BACKGROUND AND STATUS:

- The Planning Commission on October 30, 1989, and the City Council on December 13, 1989, approved General Plan Amendment No. 88-49 and Zone Change 89-60 to redesignate approximately 22.3± acres on the southwest corner of 57<sup>th</sup> Street West and Avenue L from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to C (Commercial), and to rezone the property from R-7,000 (single-family residential, one dwelling unit per 7,000 square feet) to CPD (Commercial Planned Development). Approximately 5± acres on the southeast corner of 60<sup>th</sup> Street West and Avenue L were already designated C and Zoned CPD.

- During the City's General Plan update in 1992, approximately 2.96± acres were redesignated from UR to C and rezoned from R-7,000 to CPD, and approximately 10± acres north of Avenue L-4 between 57<sup>th</sup> Street West and 60<sup>th</sup> Street West were redesignated from UR to OP, and rezoned from R-7,000 to OP (Office Professional). In summary, 30.26± acres are designated C and zoned CPD, and 10± acres are designated and zoned OP.
- At the Planning Commission Special Meeting on July 8, 2009, the Planning Commission approved Conditional Use Permit No. 06-08 to construct a 395,355 square-foot commercial shopping center, with off-site sales of alcoholic beverages for the Anchor 1 building and the Drug Store.
- At the City Council Special Meeting on July 22, 2009, the Council adopted General Plan Amendment No. 06-03 and Zone Change No. 06-03, and approved Conditional Use Permit No. 06-08. The zone change was adopted on August 11, 2009, and became effective on September 11, 2009. The approval of the Conditional Use Permit became effective with the zone change on September 11, 2009.
- The Planning Commission on August 15, 2011, granted a one-year extension to September 11, 2012.
- There have been no changes to the conditions of approval since the August 15, 2011, Planning Commission meeting.
- The General Plan Land Use designation for this location is C (Commercial) and the zoning is CPD (Commercial Planned Development), which is consistent with the project as approved. This is the second of three requests for an extension of the project.

FINDINGS:

1. The approval of the extension is consistent with the goals, objectives, policies, action programs, and land use designations of the adopted General Plan applicable to the subject property, because no major changes have been made to the original plan.
2. The approval of the extension will allow for development of a project that is of benefit to the public health, safety, and welfare through completion of vital infrastructure or public improvements, correction of existing hazardous conditions, or enhancement of public facilities.
3. The granting of the extension is necessary to allow sufficient time for the developer to complete the building and improvement plans that are currently being processed.

4. There is no substantial change in the land use or development patterns in the vicinity of the project that would cause detriment to the public health, safety or welfare, should the extension be granted.

Respectfully submitted,

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Christopher Aune, Assistant Planner

cc: Applicant  
Engineer

Attachments: Applicant's Findings  
Planning Commission Staff Report for August 15, 2011