

City Council agenda report: Nov 14, 2018

Agenda Item: Consider Zone Change Request from R-1-10 to Commercial on 0.81 acre, located at 2398 and 2402 Santa Clara Drive. Karen Bowen, applicant

Applicant: Karen Bowen, representative for the Catherine Bowen Family Estate

General Plan: Commercial for northern half of property which fronts on Santa Clara Drive. Approximately south half of each lot fronting on Arrowhead Trail shown as MDR

Acres: 0.81 acre

Project location: 2398 and 2402 Santa Clara Drive (2 lots fronting Santa Clara Drive)

Current Use of Property: Vacant

Purpose for requesting the zone change: To allow for commercial use of the property. The City General Plan Land Use map shows this property as future commercial for the area fronting along Santa Clara Drive, and medium density residential (MDR) for the south portion along Arrowhead Trail. Therefore the request is generally consistent with the General Plan, but the applicants request commercial zoning for the entire parcel, feeling that the parcel is not large enough to split into both commercial and residential uses. The applicant (a family trust) wants to sell the property, and does not have any development proposal for the land but notes that the request is consistent with the City General Plan, and the adjoining property to the east (presently a consignment store) is zoned commercial.

The property (2 lots) have frontage on Santa Clara Drive and extend through to Arrowhead Trail. It is assumed that any development will front Santa Clara Drive and use Arrowhead Trail street as either a second access, or potentially have an additional building which could front Arrowhead Trail.

PC Recommendation: The PC considered this request at two meetings in 2018; the first in May 2018 was a public hearing on the requested zone change. There were a number of residents present who expressed concern with the rezone, primarily for traffic concerns about cars exiting the site onto Arrowhead Trail Drive, and also because there was no current plan for commercial development of the property. The PC tabled the request in May to allow the applicant the opportunity to pursue a Planned Development Commercial zone which would require a conceptual site development plan. The applicant decided that they did not want to pursue a PD Commercial zone because there is no current development plan and they are not prepared to submit a site development plan. The property is in a family trust and the family simply wants to sell the property.

The PC recommends approval of the requested rezone to the standard Commercial zone, with the recommendation that city staff review the future site development plan with consideration of traffic impacts on Arrowhead Trail.