

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 6, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO CPA-14354, ZON-14356 AND VAR-14880

SDR-14352 - PUBLIC HEARING - APPLICANT: DEVELOPMENT FUNDING GROUP - OWNER: COHEN 1960 TRUST, PHILZIE JOSEPH COHEN TRUSTEE - Request for a Site Development Plan Review FOR A PROPOSED 161-UNIT CONDOMINIUM DEVELOPMENT on 7.1 acres at 3132 North Jones Boulevard (APN 128-13-001-006), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] [PROPOSED: M (Medium Density Residential) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Submitted after final agenda site plans
6. Backup referenced from the 08-10-06 Planning Commission meeting Item 57

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions deleting Condition 6 and 7, amending Condition 3 and adding the following condition as read for the record as follows:

3. All development shall be in conformance with the site plan 7/27/06, landscape plan date stamped 7/14/06, and the building elevations, date stamped 06/13/06, except as amended by conditions herein.

A. The eastern most units shall be single story and a maximum height of 21 feet. The maximum height of all other buildings shall be 35 feet.



B. 20-foot intense landscape buffer with a double row of trees along the western side of Rowland Avenue.

C. Minimum 36-inch box trees at the southeast corner of the site.

D. Eight foot high block wall along Rowland Avenue with matching material and color as to the wall to the south.

E. The eight foot block wall along the eastern boundary to be constructed prior to the foundations of the buildings being formed on site.

F. Fugitive light to be limited to one-foot candle along the eastern boundary.

G. There shall be no vehicular access onto Rowland Avenue.

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes
See Item 133 for related discussion.

