

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - EOT-18770 - APPLICANT: SANDHURST
DEVELOPMENT - OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A
DELAWARE LIMITED PARTNERSHIP

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE COUNCIL.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 15, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5179) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) that allowed a 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 11/23/98 | The City Council approved a Rezoning (Z-0100-97) to reclassify 223 acres of property, including the subject parcel, from M (Industrial) to P-D (Planned Development) for mixed use projects. This rezoning created what would later be known as Parkway Center. |
| 10/05/04 | The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the proposed project and the requested Waivers. |
| 12/15/04 | The City Council approved a Site Development Plan Review [SDR-5179] for a proposed 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006). The Planning Commission and staff recommended approval on 12/02/04. |
| 01/27/05 | The Planning Commission approved a Tentative Map [TMP-5806] for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006). Staff recommended approval. |
| 11/16/05 | The City Council approved a Vacation [VAC-9074] of a portion of an existing drainage easement generally located at the northeast corner of Grand Central Parkway and Iron Horse Court. The Planning Commission and staff recommended approval on 10/20/05. |
| <i>Related Building Permits/Business Licenses</i> | |
| 06/03/05 | Building plans were submitted for a permit review [C-122-05], but were voided on 08/07/06, due to inactivity. |
| 06/06/05 | A permit for on site improvements [Permit #05003766] and temporary sales trailer [Permit #05003765] were issued to 1023 Iron Horse Court. |
| 06/22/05 | A sign permit [Permit #05004350] was issued to 1003 Iron Horse Court. |
| 10/24/05 | Civil improvement plans [HANSEN Project #10021] were submitted for a express review process. Mylars have not been submitted for final signature as of yet. |

| | |
|---------------------------------------|---|
| 11/07/05 | The Department of Planning and Development accepted a Final Map [FMP-10090] application for the project. The Final Map Technical Review Action Letter was sent on 12/12/05. Mylars have not been submitted as of yet. |
| <i>Pre-Application Meeting</i> | |
| NONE | A pre-application conference is not required for this type of application. |
| <i>Neighborhood Meeting</i> | |
| NONE | A pre-application conference is not required for this type of application. |

| | |
|--|-----|
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Gross Acres | 3.2 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---|--------------------------------|--------------------------|
| Subject Property | Undeveloped | MXU (Mixed Use) | PD (Planned Development) |
| North | County and Regional Offices Parking | PF (Public Facility) | C-V (Civic) |
| South | Warehouses | MXU (Mixed Use) | PD (Planned Development) |
| East | Railroad Warehouses | LI/R (Light Industry/Research) | M (Industrial) |
| West | Highway Access Circle Shopping Mall Parking | MXU (Mixed Use) | PD (Planned Development) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|-------------------|------------------|--------------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan | X | | Y |
| Redevelopment Plan Area | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| A-O Airport Overlay District | X | | Y |
| Trails | | X | Y |
| Rural Preservation Overlay District | | X | Y |
| Development Impact Notification Assessment | | X | Y |
| Project of Regional Significance | | X | Y |

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5179), which was approved by the City Council on 12/15/04. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development other than a temporary sales

office on the adjacent parcel and a sign permit; however civil improvement plans have been submitted and are pending a mylar submittal for final signatures. The applicant has indicated that the requested Extension of Time does not in any way request for alterations to the original approval and the applicant intends to abide by all qualifications as documented by the Planning and Development Department and City Council. No further justification as to why the Extension of Time is being requested has been supplied.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0