

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19525 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-5881) shall expire on March 16th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5881) and all other subsequent related cases and 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-5881) for a 93-lot single-family residential development on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

The applicant has shown progress on the proposed project. Civil plans have been approved and a Final Map has been submitted. A one year extension of time is deemed appropriate to allow the applicant to obtain building permits for the proposed project. It is noted that a related Extension of Time (EOT-19523) for the related Rezoning (ZON-5880) will be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/19/03	The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.
06/18/03	The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.
03/16/05	The City Council approved General Plan Amendment to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to ML (Medium-Low Density Residential); a Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan designation] under Resolution Of Intent to O (Office) and R-E (Residence Estates) Under Resolution Of Intent to O (Office) to R-PD8 (Residential Planned Development - 8 Units Per Acre) and a Site Development Plan Review (SDR-5881) for a 93-lot single-family residential development. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a request for a Tentative Map for a 90-lot residential subdivision on 10.72 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended approval.
02/22/06	Civil improvement plans for the proposed project were approved.
A Final Map (FMP-10401) has been submitted but has not received final approval at this time.	

<i>Related Building Permits/Business Licenses</i>
There are no permits or licenses related to this request.
<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Single Family Residential	ML (Medium-Low Density Residential)	R-E (Residence Estates) and U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development 8 Units per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development 8 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request on the proposed project. There is also an extension of time request to be heard concurrently for the related Rezoning. The applicant has made progress on the proposed project. There are approved civil plans and a Final Map (FMP-10401) has been submitted. The Site Development Plan Review is exercised upon issuance of building permits. A one year extension of time is deemed appropriate to give the applicant time to obtain building permits for the proposed project.

Conditions of approval from SDR-5881:

1. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots.
2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.
3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.
4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four fivegallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

FINDINGS

Approval of the original Site Development Plan Review (SDR-5881) was granted on 03/16/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0