



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-21680 - APPLICANT/OWNER: NORTH CANYON ESTATES OWNERS ASSOCIATION, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number One from Site Development Plan Review [Z-0048-02(1)] which stated:
A pedestrian passage shall be provided to connect the cul-de-sacs of Lisa Lane shall be removed.
2. Conformance to the conditions of approval for all other site related actions shall be required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review [Z-0048-02(1)] which stated that a pedestrian passage will be provided to connect the cul-de-sacs of Lisa Lane for an approved 66-lot single family residential development on 21.25 acres adjacent to the south side of Washburn Road approximately 600 feet east of Durango Drive.

The access gates were required to encourage a more pedestrian friendly environment within the community. The access gates provide for not only pedestrian ingress/egress but also potential access for safety equipment via Garden Fountain Avenue. The removal of these gates would hinder that objective. The removal of Condition Number One from Site Development Plan Review [Z-0048-02(1)] is not appropriate and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved a Site Development Plan Review [Z-0048-02(1)] for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way.
<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	21.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

East	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)

<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		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The removal of the pedestrian gates is not deemed appropriate. Lisa Lane ends as a cul-de-sac on both the north and south sides of Garden Fountain Avenue. The access gates provide for not only pedestrian ingress/egress but also potential access for safety equipment via Garden Fountain Avenue. The access gates were required to encourage a more pedestrian friendly environment within the community. The removal of these gates would hinder that objective. The removal of Condition Number One from Site Development Plan Review [Z-0048-02(1)] is not appropriate and denial of this request is recommended.

FINDINGS

The access gates were required to encourage a more pedestrian friendly environment within the community. The removal of these gates would hinder that objective. The removal of Condition Number One from Site Development Plan Review [Z-0048-02(1)] is not appropriate and denial of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 223

APPROVALS 0

PROTESTS 0