

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-22091 - APPLICANT/OWNER: CORNERSTONE COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6217), and all other site related actions.
2. This Site Development Plan Review (SDR-6217) shall expire on May 18, 2010 unless another Extension of Time is approved.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6217) for a 40-story mixed-use development consisting of 89 residential units and 3,257 square feet of commercial space, with waivers of the Downtown Centennial Plan building step back and streetscape requirements on 1.35 acres at 1211 South Third Street.

This is the first extension of time request for the subject Site Development Plan Review. The applicant was granted a four year Extension of Time (EOT-12742) for the associated Rezoning (ZON-3919) application on 05/17/06. In order to have this application coincide with the associated Rezoning, a three year extension is deemed appropriate. Approval of this request is recommended.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 12/15/99 | The City Council approved a Vacation application (VAC-0049-99) to vacate a portion of 4 th Street generally located between 3 rd Street and the current 4 th Street alignment. The Planning Commission recommended approval of the request on 11/04/99. |
| 05/05/04 | The City Council approved a Rezoning (ZON-3919) from R-4 (High Density Residential) to C-1 (Limited Commercial) on the subject property. An associated Site Development Plan Review (SDR-3920) application, to allow a modular office and parking lot, was also approved at that time. The Planning Commission recommended approval of the requests on 03/11/04. |
| 05/18/05 * | The City Council approved a request for Site Development Plan Review (SDR-6217) for a 39-story mixed-use development including 89 residential units and 3,527 square feet of commercial space, with Waivers of the Downtown Centennial Plan building stepback and streetscape requirements on 1.35 acres at 1211 South Third Street. The Planning Commission and staff recommended approval. |
| 05/17/06 | The City Council approved a request for an Extension of Time (EOT-12742) of an approved Rezoning (ZON-3919) from R-4 (High Density Residential) to C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street. Staff recommended approval. |
| <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> | |
| Net Acres | 0.46 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|-------------------------------|-------------------------|---|
| Subject Property | Undeveloped | MXU (Mixed Use) | R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial) |
| North | Apartments | MXU (Mixed Use) | R-4 (High Density Residential) |
| South | Right-of-Way | Right-of-Way | Right-of-Way |
| East | Apartments Undeveloped | C (Commercial) | R-3 (Medium Density Residential) C-2 (General Commercial) |
| West | Shops Undeveloped | MXU (Mixed Use) | R-4 (High Density Residential) C-1 (Limited Commercial) |

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

ANALYSIS

This is the first extension of time request for the subject Site Development Plan Review. The applicant has not made progress on the proposed project through the filing of additional applications or applications for permits. It is noted that the applicant was granted an Extension of Time (EOT-12742) for the associated Rezoning (ZON-3919) application on 05/17/06. That extension was for four years. In order to have this application coincide with the associated Rezoning, a three year extension is deemed appropriate. Approval of this request is recommended.

FINDINGS

This Extension of Time request is deemed appropriate with a three year time limit to coincide with the associated Rezoning. 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