

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-22834 - APPLICANT/OWNER: RF HOLDINGS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6699), and all other site related actions.
2. This Site Development Plan Review (SDR-6699) shall expire on July 20, 2008 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-6699) for a proposed 1,648 square-foot professional office conversion; waiver of the minimum lot width to 50 feet where 60 feet is the minimum required; waivers of the minimum perimeter and parking area landscaping requirements; and a waiver of the foundation landscaping requirements on 0.16 acres at 620 South Seventh Street.

This is the first extension of time request for the proposed project. It is noted that there is a related Extension of Time (EOT-22832) request that shall be heard concurrently with this item. Approval of this request is recommended with a one year extension.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/05	The City Council approved a Rezoning (ZON-6700) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and a Site Development Plan Review (SDR-6699) for a proposed 1,648 square foot professional office conversion; waiver of the minimum lot width to 50 feet where 60 feet is the minimum required; waivers of the minimum perimeter and parking area landscaping requirements; and a waiver of the foundation landscaping requirements on 0.16 acres at 620 South Seventh Street. The Planning Commission and 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	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	MXU (Mixed Use)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)

North	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Office	MXU (Mixed Use)	R-1 (Single Family Residential)
East	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
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 proposed project. The applicant has not made any further progress on the project in the form of obtaining building permits. There have not been any complaints or issues on the property since the original approval. The applicant is requesting additional time to allow the contractor time to apply for the required permits and move forward on the project.

The proposed project is for a conversion of an existing residence to an office. Several other properties in the area have already completed similar conversions and the proposed project remains compatible with the area. It is noted that there is a related Extension of Time (EOT-22832) that shall be heard concurrently with this item. Approval of this request is recommended with a one year extension.

FINDINGS

The proposed project remains compatible with the area. This Extension of Time request 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