

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-24403 - APPLICANT/OWNER: FARM & I95, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-7594) shall expire on September 7th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-7594) and all other 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-7594) for a proposed 101,320 square foot commercial and 777 unit multi-family residential development; waivers of the parking lot, foundation and perimeter landscaped requirements; and to waive town center development standards for two-story maximum height, single-story office, and 20-foot landscaped berm requirements in the SX-TC district at 7422 and 7501 Oso Blanca Road.

It is noted that the City Council will consider two related extension of time and a Site Development Plan Review (SDR-23483) on the subject property on 10/17/07.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
11/15/00	The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(17)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
12/18/02	City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
04/07/02	The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. Planning Commission and staff recommended approval.

01/05/05	The City Council approved Special Use Permit applications (SUP-5427 through SUP-5435) for a drive-throughs, supper clubs, and restaurant service bars for the subject site. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Site Development Plan Review (SDR-7594) for a proposed 101,320 square foot commercial and 777 unit residential development with Waivers of the parking lot, foundation and perimeter landscape requirements and Town Center Development Standards for two-story maximum height, single story office, and 20-foot landscape berm requirements on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.
09/07/05	The City Council approved a request for a Major Modification (MOD-7588) of the Town Center Development Standards Manual from SC-TC (Service Commercial- Town Center) to SX-TC (Suburban Mixed Use- Town Center) and GC-TC (General Commercial) Special Land use Designations on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Special Use Permit (SUP-7589) for a proposed high density residential (single use) development, a Special Use Permit (SUP-7590) for a proposed Supper Club, a Special Use Permit (SUP-7591) for a proposed Liquor Establishment (Off-Sales) and a Special Use Permit (SUP-7592) for a proposed Tavern at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.
10/17/07	The City Council will consider a Request for a Site Development Plan Review for a proposed 110,773 square foot commercial center on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane. 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	11.21

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use) and GC-TC (General Commercial)	T-C (Town Center District)
North	US-95	US-95	US-95

South	Undeveloped	SC-TC (Service Commercial)	T-C (Town Center District)
East	Undeveloped	SC-TC (Service Commercial)	T-C (Town Center District)
West	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center District)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
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 decided to redesign the project and is currently in the process of applying for a new Site Development Plan Review (SDR-23483) for the proposed project. This item will also be heard on the 10/17/07 agenda. The applicant is merely requesting this extension of time until the time that Site Development Plan Review (SDR-23483) is approved. Approval of this request is recommended with a two year extension. Conformance to the conditions of approval for [Site Development Plan Review \(SDR-7594\)](#) shall be required.

FINDINGS

Approval of this request is recommended with a two year extension. Conformance to the conditions of approval for [Site Development Plan Review \(SDR-7594\)](#) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0