

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 7, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-27364 - EXTENSION OF TIME - REZONING -**  
**APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

1. This Rezoning (ZON-10747) shall expire on 03/15/10, unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Rezoning (ZON-10747) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a request for a two-year Extension of Time of an approved Rezoning (ZON-10747) of 6.71 acres from the C-2 (General Commercial) Zoning District to the R-3 (Medium Density Residential) Zoning District located at 3651 North Rancho Drive.

There is a related Extension of Time (EOT-27359) that will be heard concurrently with this application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
03/15/06	The City Council approved a General Plan Amendment (GPA-10745) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial) to M (Medium Density Residential) and a Rezoning (ZON-10747) request of 6.71 acres from the C-2 (General Commercial) Zoning District to the R-3 (Medium Density Residential) Zoning District located at 3651 North Rancho Drive. The Planning Commission and Staff both recommended approval.
03/15/06	The City Council approved a Site Development Plan Review (SDR-10748) for the conversion of a 144-unit apartment complex to condominiums on 6.71 acres at 3651 North Rancho Drive. The Planning Commission recommended approval. Staff recommended denial.
08/24/06	The Planning Commission approved a request for a Tentative Map (TMP-14283) for a 144-unit condominium development on 6.71 acres at 3651 North Rancho Drive. Staff recommended approval.  NOTE: This Map expired on 08/24/07
<b><i>Related Building Permits/Business Licenses</i></b>	
5/15/01	Business license #A07-01206 was issued for a 144-unit apartment building located at 3651 North Rancho Drive. This license remains active to date.
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	6.71 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Multi-Family Residential	M (Medium Density Residential)	C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential)
North	Multi-Family Residential	SC (Service Commercial)/	R-3 (Medium Density Residential)
South	Strip Commercial/ Single-Family Residential	SC (Service Commercial)/ M (Medium Density Residential)	C-2 (General Commercial)/ R-CL (Single Family Compact-Lot)
East	ROW (Rancho Drive)	ROW (Rancho Drive)	ROW (Rancho Drive)
West	Undeveloped/ Single-Family Residential	DR (Desert Rural Residential)	R-E (Residence Estates)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	NA
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District 135 feet and 70 feet	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

## ANALYSIS

This is the first request for a two-year extension of time for the approved Rezoning (ZON-10747). In the time since the 03/15/06 approval the applicant has made moderate progress in the form of an approved Tentative Map (TMP-14283), which has since expired. This application was approved in conjunction with a Site Development Plan Review (SDR-10748) for the conversion of a 144-unit apartment complex to condominiums. There is no record of a Final Map being submitted or plan checks and associated building permits being pulled related to the condominium conversion.

## FINDINGS

Approval of this request is recommended with a two-year time limit, which will expire on 03/15/10 unless another Extension of Time is granted by the City Council. Conformance to the conditions of approval of Rezoning (ZON-10747) shall be required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0