

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27359 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW- APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-10748) 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 Site Development Plan Review (SDR-10748) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for a two-year extension of time for an approved 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

There is a related Extension of Time (EOT-27364) which will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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 8/24/07
<i>Related Building Permits/Business Licenses</i>	
05/15/01	Business license #A07-01206 was issued for a 144-unit apartment building located at 3651 North Rancho Drive. This license remains active to date.
<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	6.71 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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)

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

ANALYSIS

This is the first request for a two-year extension of time for the proposed Site Development Plan Review (SDR-10748). In the time since the 3/15/06 approval the applicant has made moderate progress in the form of an approved Tentative Map (TMP-14283), which has since expired. The applicant has not recorded a Final Map nor requested permits for Plan Check review related to the condominium conversion.

FINDINGS

Approval of this request is recommended with a two-year time limit, which will expire on 3/15/10 unless another Extension of Time is granted. Conformance to the conditions of approval of Site Development Plan Review (SDR-10748) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0