



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 04, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27874 - EXTENSION OF TIME REZONING -
APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-12235) shall expire on 06/07/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-12235) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first request for an extension of time of an approved Rezoning (ZON-12235) of 12.9 acres from the R-E (Residence Estates) Zoning District to the R-1 (Single Family Residential) Zoning District for a proposed 64-lot Single-Family Residential Development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/16/03	The City Council approved a Rezoning (ZON-2312) from R-E (Residence Estates) Zone to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Site Development Plan Review (SDR-2313) for a 10-lot single-family development. Staff and the Planning Commission recommended approval on 06/12/03.
02/15/06	The City Council denied a Rezoning (ZON-9367) from R-E (Residence Estates) and R-E (Residence Estates) Under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) to R-PD6 (Residential Planned Development - 6 Units Per Acre) and a Site Development Plan Review (SDR-9587) for a proposed 72-lot single family development. Staff had recommended denial and the Planning Commission recommended approval on 12/15/05.
06/07/06	The City Council approved a General Plan Amendment (GPA-12234) from ML (Medium-Low Density Residential) to L (Low Density Residential), a Rezoning (ZON-12235) from R-E (Residence Estates) to R-1 (Single Family Residential), and a Special Use Permit (SUP-12705) for private streets. The Planning Commission and staff recommended approval.
07/27/06	The Planning Commission approved a request for a Tentative Map (TMP-14244) for a 64-lot Single-Family Residential Subdivision on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. NOTE: This Tentative Map has expired. The applicant has submitted a new Tentative Map (TMP-28062) scheduled to be heard at the 07/24/08 Planning Commission.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	

A neighborhood meeting is not required for this type of application request, nor was one held.

Details of Application Request	
Site Area	
Net Acres	12.9 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Single Family Residential	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)/ R-E (Residence Estates)/ R-PD6 (Residential Planned Development 6 Units Per Acre)
East	Single Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Single Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Trails		X	NA
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

Since the initial approval of this Rezoning (ZON-12235) and related Special Use Permit (SUP-12705), the applicant has submitted a Tentative Map (TMP-14244) for the proposed 64-lot Single-Family Residential Subdivision which expired on 07/27/07. The applicant has since submitted another Tentative Map (TMP-28062) to be heard at the 07/24/08 Planning Commission. To date there have not been any civil plans or grading permits requested in relation to this development, nor has there been any over-the-counter permits issued for the demolition of the three existing single-family dwellings. The applicant states that they need more time in order to complete

construction of the proposed subdivision.

FINDINGS

Staff recommends approval of this requested extension of time with a two-year time limit which will expire on 06/07/10, unless another Extension of Time is approved by the City Council. Conformance to the conditions of approval for Rezoning (ZON-12235) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0