



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 04, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27873 - EXTENSION OF TIME - SPECIAL USE PERMIT-
APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-12705) 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 Special Use Permit (SUP-12705) 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 Special Use Permit (SUP-12705) to allow private streets in conjunction with a proposed 64-lot Single-Family Residential Development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard.

There is an associated request for an Extension of Time (EOT-27874) for the Rezoning (ZON-12235) that accompanies this request.

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 expired 07/27/07. 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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

<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			
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 the Rezoning (ZON-12235) and 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 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 request 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 Special Use Permit (SUP-12705) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0