

AGENDA MEMO

PLANNING COMMISSION DATE: AUGUST 14, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28774 - APPLICANT/OWNER: WOODSIDE MADISON COLONY, LLC

**** CONDITIONS ****

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

Planning and Development

1. Tentative Map (TMP-18348) shall expire on 09/28/09.
2. Conformance to all conditions of approval for Tentative Map (TMP-18348) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

EOT-28774 - Staff Report Page One
August 14, 2008 - Administrative Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a single one-year Extension of Time of an approved Tentative Map (TMP-18348) for a proposed 201-lot residential subdivision located on the east side of Egan Crest Drive, south of Grand Teton Drive approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.

Since the approval of the Tentative Map (TMP-18348) the applicant has submitted for approval Final Map (FMP-22262) for Unit Two, and Final Map (FMP-22263) for Unit Three; and has received final recordation for Final Map (FMP-22259) and Final Map (FMP-22260) for the Model Homes and Unit One respectively, both recorded on 09/28/07. Approval of this request is recommended with a single one-year time limit. Conformance to the conditions of approval for Tentative Map (TMP-18348) shall be required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
02/18/04	The Cliffs Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.

EOT-28774 - Staff Report Page Two
August 14, 2008 - Administrative Review

05/05/04	The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.
11/27/06	The Cliffs Edge Design Review Committee approved the project plan associated with this Tentative Map.
01/11/07	The Planning Commission approved (final action) a request for a Tentative Map (TMP-18348) for a 201-lot single-family development on 17.90 acres approximately 660 feet south of the southeast corner of Grand Teton Drive alignment and the Egan Crest Drive alignment. Staff recommended approval.
05/29/07	An application was received for a Final Map (FMP-22262) for a 56-lot single-family development on 5.20 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.
05/29/07	An application was received for a Final Map (FMP-22263) for a 74-lot single-family development on 5.87 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.
09/28/07	A Final Map (FMP-22259) was recorded for a for a 17-lot single-family development on 2.26 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.
09/28/07	A Final Map (FMP-22260) was recorded for a for a 54-lot single-family development on 4.55 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.
<i>Related Building Permits/Business Licenses</i>	
10/10/07	A building permit (#98980) was issued for a perimeter masonry wall, retaining wall, and pilasters at 7781 Egan Crest Drive.
10/10/07	A building permit (#98981) was issued for a perimeter masonry wall, retaining wall, and pilasters at 7781 Egan Crest Drive.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	17.90

**EOT-28774 - Staff Report Page Three
August 14, 2008 - Administrative Review**

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single-family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
South	Single-family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
East	Single-family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
West	Single-family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
PD Planned Development District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development 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

Cliffs Edge

The subject proposal is located within the Cliffs Edge Master Development Plan area. Within Cliffs Edge, it has a designation of R-SL (Residential Small Lot). As such, specific development standards apply. These standards are outlined below.

DEVELOPMENT STANDARDS

Pursuant to the Cliffs Edge Master Development Plan and Design Guidelines, the following Development Standards apply to the subject proposal:

EOT-28774 - Staff Report Page Four
August 14, 2008 - Administrative Review

Standards	Required	Provided	Compliance
Min. Setbacks • Front Single Story	8 Feet to living area 5 Feet to Porch	10 Feet	Y
Front - Garage	Less than 5 Feet or 18 Feet +	18 Feet	Y
Side Interior	3 Feet	3 Feet	Y
Side - Perimeter	5 Feet for single story element with no gable end, or 10 Feet for two story element	10 Feet (Single Story) 10 Feet (Two Story)	Y
Corner Single Story	10 Feet	10 Feet	Y
Corner Two Story	10 Feet	12 Feet	Y
Rear Interior	10 Feet, except 5 Feet allowed for up to 50% of the width of the elevation	5 Feet	Y
Rear - Perimeter	10 Feet, except that no more than two adjacent buildings may have the same rear setback; otherwise an additional offset of at least 5 feet is required	10 Feet	Y
Max. Building Height	35 Feet	35 Feet	Y
Number of Lots	N/A	201	Y
Max. Density	15 Du/Ac	11.23 Du/Ac	Y
Private/Public Street	Private	Private	Y
Open Space	50 sf per lot/10,050 square feet	21,724 sf	Y

The subject proposal meets all applicable development standards per the Cliffs Edge Master Development Plan and Design Guidelines.

EOT-28774 - Staff Report Page Five
August 14, 2008 - Administrative Review

ANALYSIS

This is a request for an Extension of Time for Tentative Map (TMP-18348). Tentative Map (TMP-18348) is for a 201-lot single-family subdivision named Madison Colony. Since the approval of the Tentative Map (TMP-18348) the applicant has submitted for recordation Final Map (FMP-22262) for Unit Two, and Final Map (FMP-22263) for Unit Three; and has received final recordation for Final Map (FMP-22259) and Final Map (FMP-22260) for the Model Homes and Unit One respectively, both recorded on 09/28/07. Approval of this request is recommended with a single one-year time limit. Conformance to the conditions of approval for Tentative Map (TMP-18348) shall be required.

FINDINGS

The applicant is currently in the process of recording the remaining units for this single-family subdivision and has respectfully requested more time to complete the recordings. Title 18.08.160 states if a final map is not approved and recorded within one year following the date of approval of a previously-recorded final map covering a portion of the tentative map, a single one-year extension of time within which to present and record a final map or any one of a series of final maps covering a portion of the tentative map may be granted. The last recorded final map occurred on 09/28/07. The applicant had one year from that date, until 09/28/08, to record another portion of the tentative map. This single one-year extension, if approved, is to be calculated from the 09/28/08 expiration date giving the applicant until 09/28/09 to record a final map.

Approval of this request is recommended with a single one-year time limit. Conformance to the conditions of approval for Tentative Map (TMP-18348) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0