



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: DECEMBER 17, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-31673 EXTENSION OF TIME SITE DEVELOPMENT**  
**PLAN REVIEW - APPLICANT/OWNER: GREYMOUTH LLC**

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

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

**Planning and Development**

1.      This Site Development Plan Review (SDR-19352) shall expire on 11/03/10 unless another Extension of Time is approved by the Planning and Development Department.
  
2.      Conformance to all conditions of approval for Site Development Plan Review (SDR-19352) and all other related actions as required by the Planning and Development Department and Department of Public Works.

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

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Site Development Plan Review for a proposed 48-unit multi-family residential development on 2.25 acres at 2380 Searles Avenue.

It is noted that an additional Extension of Time (EOT-31672) will be heard concurrently with this application.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
11/03/04	The City Council approved a request for a General Plan Amendment (GPA-5060) to Amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street. The Planning Commission recommended approval on 10/07/04.
11/03/04	The City Council approved a request for Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street. The Planning Commission recommended approval on 10/07/04.
11/03/04	The City Council approved a request for a Site Development Plan Review (SDR-5063) for a 52-unit apartment complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street. The Planning Commission recommended approval on 10/07/04.
02/14/06	Code Enforcement processed a case (#38392) for a complaint of the empty lot filled with trash, litter, and homeless people wandering around at the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street. The complainant thought the property owners were supposed to maintain the property. The case was resolved on 03/10/06.
12/06/06	The City Council approved a request for an Extension of Time (EOT-17462) of an approved Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street.
12/06/06	The City Council approved a request for an Extension of Time (EOT-17460) of an approved Site Development Plan Review (SDR-5063) for a 52-unit apartment complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23 <sup>rd</sup> Street.
04/18/07	The City Council approved a request for a Site Development Plan Review (SDR-19352) for a proposed 48-unit multi-family residential development on

	2.25 acres at 2380 Searles Avenue. The Planning Commission recommended approval on 03/22/07.
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<b><i>Related Building Permits/Business Licenses</i></b>
No building permits have been issued for this site.
<b><i>Pre-Application Meeting</i></b>
A pre-application meeting is not required for this type of application, nor was one held.
<b><i>Neighborhood Meeting</i></b>
A neighborhood meeting is not required for this type of application, nor was one held.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	2.25

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Apartments	M (Medium Density Residential)	C-2 (General Commercial) Under Resolution of Intent to R-3 (Medium Density Residential)
North	Vacant Land	SC (Service Commercial)	R-1 (Single Family Residential) & C-2 (General Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Auto Repair Facility & Market	SC (Service Commercial)	C-2 (General Commercial)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

<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	N/A
<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>		X	N/A

<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## **ANALYSIS**

This is the first request for an extension of time for the approved Site Development Plan Review (SDR-19352). The applicant had previously received approval for a Site Development Plan Review (SDR-5063) on 11/03/04, and a subsequent Extension of Time (EOT-17460), which expired on 11/03/08. The applicant is proceeding forward with an approved Site Development Plan Review (SDR-19352) for a 48-unit multi-family residential development, which will align with the Rezoning (ZON-5060).

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval. Thus far, the applicant has not fulfilled the requirements necessary to exercise the Site Development Plan Review (SDR-19352), and therefore requests an extension of time.

## **FINDINGS**

The Site Development Plan Review (SDR-19352) has not met the requirements outlined in Title 19.18.050 to exercise the entitlement. The applicant is requesting additional time for the proposed project due to the difficult financial climate of the economy. Staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-19352) shall be required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                      0

**PROTESTS**                      0