



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-33428 EXTENSION OF TIME REZONING -
APPLICANT/OWNER: FALCON CREST PROPERTIES, LLC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-17242) shall expire on April 4, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Rezoning (ZON-17242) 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 a request for an Extension of Time of an approved Rezoning (ZON-17242) from R-E (Residence Estates) to R-PD2 (Residential Planned Development- 2 Units per Acre) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way.

It is noted that there are two (2) related Extension of Times (EOT-33526 and EOT-33528) that will be heard concurrently with this application

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/07	The City Council approved a request for a Rezoning (ZON-17242) from R-E (Residence Estates) to R-PD2 (Residential Planned Development- 2 Units per Acre) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission recommended approval on 12/21/06.
04/04/07	The City Council approved a request for a Variance (VAR-17244) to allow a Residential Planned Development on 2.86 acres where 5.00 acres is the minimum required at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission recommended approval on 12/21/06.
04/04/07	The City Council approved a request for a Site Development Plan Review (SDR-17247) for a proposed five-lot single-family residential development and a waiver of the streetscape requirements on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way. The Planning Commission recommended approval on 12/21/06.
10/25/07	The Planning Commission approved a request for a Tentative Map (TMP-24273) for a five-lot single-family residential subdivision on 2.86 acres at the northwest corner of Deer Springs Way and Bradley Road.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits issued for the proposed development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	2.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-Proposed Residential Planned Development	L (Low Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units per Acre)
North	Single Family Residences	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped land	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family Residences	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residences	L (Low Density Residential)	R-E (Residence Estates)

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

ANALYSIS

This is the first request for an Extension of Time for the proposed Rezoning. Title 19.18.040 allows for an extension of time or reinstatement of zoning approval as long as the zoning continues to conform to the use and density classification of the General Plan, while remaining consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time to secure financing, allow for a change in economic conditions in order to market the development, and time to finalize a final map for the project. The Planning Commission approved a Tentative Map (TMP-24273) for a five-lot single-family residential subdivision on October 25, 2007.

The rezoning of the subject site conforms to the use and density classification of L (Low Density Residential) of the General Plan and is consistent with the zoning of the surrounding area and pattern of development; therefore, staff's recommending approval with a two-year time limit. Conformance to the conditions of approval of Rezoning (ZON-17242) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0