



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33429 EXTENSION OF TIME REZONING -

APPLICANT/OWNER: FALCON CREST PROPERTIES, LLC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-17250) shall expire on February 21, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Rezoning (ZON-17250) 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-17250) from R-E (Residence Estates) to R-PD2 (Residential Planned Development- 2 Units per Acre) on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive.

It is noted that there are two (2) related Extension of Times (EOT-33524 and EOT-33525) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/07	The City Council approved a request for Rezoning (ZON-17250) from R-E (Residence Estates) to R-PD2 (Residential Planned Development- 2 Units per Acre) on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Variance (VAR-17253) to allow a Residential Planned Development on 3.58 acres where 5.00 acres is the minimum site area required at the northwest corner of Jones Boulevard and Jo Marcy Drive. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Site Development Plan Review (SDR-17254) for a proposed Six-Lot Single-Family Residential Development on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive. The Planning Commission recommended approval on 01/25/07.
10/25/07	The Planning Commission approved a request for a Tentative Map (TMP-24275) for a Six-Lot Single-Family Residential Subdivision on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits issued for the subject site.	
<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.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.58

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-Proposed Residential Development	DR (Desert Rural)	R-E (Residential Estates) with a Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units per Acre)
North	Single-Family Residences	DR (Desert Rural)	R-E (Residential Estates)
South	Single-Family Residences	DR (Desert Rural)	R-E (Residential Estates)
East	Single-Family Residences	R (Rural Density Residential)	R-PD3 (Residential Planned Development- 3 Units Per Acre)
West	Single-Family Residences	DR (Desert Rural)	R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	
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 Rezoning. Title 19.18.040 allows 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-24275) for a six-lot single-family residential development on October 25, 2007.

The rezoning conforms to the use and density classification of DR (Desert Rural) of the General Plan and is consistent with the surrounding area and pattern of development; therefore, staff recommends approval with a two-year time limit. Conformance to the conditions of approval of Rezoning (ZON-17250) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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