



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33525 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: FALCON CREST PROPERTIES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-17254) 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 Site Development Plan Review (SDR-17254) 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 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.

It is noted that there are two (2) related Extension of Times (EOT-33524 and EOT-33429) 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 proposed development. In the time since the original approval of the Site Development Plan Review (SDR-17254), the applicant received approval for a Tentative Map (TMP-24275) for a six-lot single-family residential development. 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.

FINDINGS

A building permit for the construction for the proposed development has not been issued; therefore, the applicant has not met the requirements to exercise the entitlement of the Site Development Plan Review as outlined in Title 19.18.050. The applicant is requesting an extension of time to secure financing for the project, and to allow for a change in economic conditions in order to market the development. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-17254) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0