



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33836 EXTENSION OF TIME REZONING -

APPLICANT/OWNER: FF SERIES HOLDING LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-18196) shall expire on March 7, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Rezoning (ZON-18196) 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-18196) from R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development 4 Units per Acre) to R-PD4 (Residential Planned Development 4 Units per Acre) on 2.18 acres on the north side of the Centennial Parkway Alignment, approximately 360 feet east of Leon Avenue.

It is noted that there is one (1) related Extension of Time (EOT-33729) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/05	The City Council approved a request for Rezoning (ZON-6274) from R-E (Residence Estates) to R-PD4 (Residential Planned Development- 4 Units per Acre) on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue. The Planning Commission recommended approval on 04/28/05.
06/01/05	The City Council approved a request for a Site Development Plan Review (SDR-6275) for a proposed eight-lot single-family residential subdivision on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue. The Planning Commission recommended approval on 04/28/05.
06/01/05	The City Council approved a request for a Variance (VAR-6276) to allow a R-PD (Residential Planned Development) zoning district on 1.79 acres where 5.00 acres is the minimum required adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue. The Planning Commission recommended approval on 04/28/05.
06/01/05	The City Council accepted the Withdrawal Without Prejudice of the request for a Waiver (WVR-6277) of Title 18.12.130 to allow a private street over 150 feet in length to terminate without a turn around or emergency access gate in conjunction with a proposed eight lot single family residential development on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue. The Planning Commission recommended approval on 04/28/05.

03/07/07	The City Council approved a request for a Site Development Plan Review (SDR-17727) for an eight lot single-family residential subdivision on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue. The Planning Commission recommended approval on 02/08/07.
03/07/07	The City Council approved a request for Rezoning (ZON-18196) from R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development- 4 Units per Acre) to R-PD4 (Residential Planned Development- 4 Units per Acre) on 2.18 acres on the north side of Centennial Parkway Alignment, approximately 360 feet east of Leon Avenue. The Planning Commission recommended approval on 02/08/07.
05/16/07	The City Council approved a request for a Petition to Vacate (VAC-19628) a drainage easement generally located on the north side of Centennial Parkway, approximately 645 feet east of Leon Avenue. The Planning Commission recommended approval on 04/12/07.
05/24/07	The Planning Commission approved a request for a Tentative Map (TMP-21161) for an eight-lot single-family residential subdivision on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue.
06/06/07	The City Council approved a request for an Extension of Time (EOT-21299) of an approved Variance (VAR-6276) to allow an R-PD (Residential Planned Development) zoning district on 1.79 acres where 5.00 acres is the minimum required adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue.
<i>Related Building Permits/Business Licenses</i>	
There have been no building permits or business licenses 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	1.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-proposed eight-lot residential subdivision	L (Low Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-PD4 (Residential Planned Development-4 Units per Acre)
North	Undeveloped Land	L (Low Density Residential)	R-E (Residence Estates)
	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	I-215 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residences	L (Low Density Residential)	R-E (Residence 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	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 development. 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 due to economic conditions within the area. Since the original approval of the Rezoning, the applicant has received approval of a Tentative Map (TMP-21161) for an eight-lot single family residential development. The rezoning conforms to the use and density classification of L (Low Density Residential) 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-18196) 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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