



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33729 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: FF SERIES HOLDING LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-17727) 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 Site Development Plan Review (SDR-17727) 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-17727) 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.

It is noted that there is one (1) related Extension of Time (EOT-33836) 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 permit or business licenses issued for the subject property.	
<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. In the time since the original approval of the Site Development Plan Review (SDR-17727), the applicant received approval for a Tentative Map (TMP-21161) for the proposed 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

Construction for the proposed use has not yet begun; therefore, the applicant has not met the requirements to exercise the entitlement of the Site Development Plan Review (SDR-17727) as outlined in Title 19.18.50. The applicant is requesting an extension of time due to current economic conditions. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-17727) 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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