



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-33650 EXTENSION OF TIME SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER
HOMES V, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-22877) shall expire on October 17, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all the conditions of approval of Site Development Plan Review (SDR-22877) 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 the first request for an Extension of Time of an approved Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit multi-family residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/18/02	The City Council approved a request for a Petition to Annex [A-0019-02(A)] approximately 10 acres generally located on the south side of Deer Springs Way, 660 feet west of El Capitan Way. The Planning Commission recommended approval on 05/23/02, and the annexation became effective on 09/27/02.
11/06/02	The City Council approved a request for Rezoning (Z-0069-02) from U (Undeveloped) Zone [ML-TC (Medium Low Density Residential- Town Center) General Plan Designation] to T-C (Town Center) on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 09/12/09.
11/06/02	The City Council approved a request for a Site Development Plan Review [Z-0069-02(1)] for a 142-lot single-family residential subdivision on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 09/12/02.
05/21/03	The City Council approved a request for a Review of Condition Number 3 (ROC-2014) of an approved Site Development Plan Review [Z-0069-02(1)] to allow a three-foot side setback where a five-foot side setback was approved in conjunction with a 142 lot single family subdivision on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 04/24/03.
11/05/03	The City Council approved a request for a Petition to Vacate (VAC-2838) U.S. Government Patent Reservations generally located south of Deer Springs Way, west of El Capitan Way. The Planning Commission recommended approval on 10/09/03.

01/08/04	The Planning Commission approved a request for a Tentative Map (TMP-3392) for a 73-lot single-family residential subdivision on 10.13 acres adjacent to the southwest corner of Deer Springs Way and Campbell Road.
04/21/04	The City Council approved a request for a Review of Condition Number 3 (ROC-4119) of an approved Site Development Plan Review [Z-0069-02(1)], which established the front setback to garage doors for a single family residential development on property located adjacent to the southeast corner of Deer Springs Way and Campbell Road.
10/20/04	The City Council approved a request for a Site Development Plan Review (SDR-4992) for a proposed 94-lot single-family residential development on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 09/23/04.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5118) for a 94-lot single-family residential subdivision on 15.17 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road.
10/17/07	The City Council approved a request for a Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit multi-family residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 09/13/07.
10/17/07	The City Council approved a request for a Major Modification of the Town Center Land Use Map (MOD-22882) to change the land use designation from ML-TC (Medium-Low Residential- Town Center) to M-TC (Medium Residential- Town Center) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission recommended approval on 09/13/07.
03/23/09	A request for a technical review of a Parcel Map (PMP-33929) was received for 10.11 acres located at the southeast corner of West Deer Springs Way and North Campbell Road. The map is still being processed.
<i>Related Building Permits/Business Licenses</i>	
There have been no building permits 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	10.13

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped- proposed two-story, 149-unit multi- family residential development	TC (Town Center)	M-TC (Medium Residential- Town Center)
North	Single Family Residences	TC (Town Center)	ML-TC (Medium-Low Residential- Town Center)
South	Undeveloped Land	TC (Town Center)	M-TC (Medium Residential- Town Center)
East	Undeveloped Land	TC (Town Center)	U (Undeveloped) [TC (Town Center) Land Use Designation]
West	Single Family Residences	TC (Town Center)	ML-TC (Medium-Low Residential- Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
T-C (Town Center) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
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 of an approved Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit multi-family residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. Since the original approval of the Site Development Plan Review (SDR-22877), the applicant has not been issued a building permit, nor have they submitted a request for a technical review of a tentative or final map for the proposed development, but did submit plans for a Parcel Map (PMP-33929) on 03/23/09.

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 conjunction with its approval.

FINDINGS

The applicant is requesting an extension of time due to the poor economic conditions in the area, and additional time to finalize financing for the project. The area surrounding the subject site has not experienced any significant changes in land use or development. The requirements as outlined in Title 19.18.050 have not yet been met to exercise the entitlement; therefore, staff recommends approval with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-22877) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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