



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 19, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33963 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: S.E. PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-20957) shall expire on June 20, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review SDR-20957) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for an Extension of Time of an approved Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park within a portion of 0.98 acres at 1200 North Lamb Boulevard.

It is noted that there is one (1) related Extension of Time (EOT-33962) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/89	The City Council approved a request for a Rezoning (Z-0126-88) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) of property located west of Lamb Boulevard between Owens Avenue and Washington Avenue for the proposed use of an expansion to an existing Mobile Home Park. The Planning Commission recommended approval on 12/08/88.
06/20/07	The City Council approved a request for Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard. The Planning Commission recommended approval on 05/24/07.
06/20/07	The City Council approved a request for a Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park within a portion of 0.98 acres at 1200 North Lamb Boulevard. The Planning Commission recommended approval on 05/24/07.
<i>Related Building Permits/Business Licenses</i>	
10/10/00	A business license (T04-00054) was issued for a Trailer Park at 1200 North Lamb Boulevard. The license is still active.

<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	0.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Proposed Mobile Home Park	ML (Medium-Low Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-MHP (Residential Mobile/Manufactured Home Park)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development-16 Units per Acre)
South	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
East	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)

<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 of an approved Site Development Plan Review (SDR-20957) for a nine-lot addition to an existing Mobile/Manufactured Home Park at 1200 North Lamb Boulevard. In the time since the original approval of the Site Development Plan Review (SDR-20957), the applicant has not been issued any permits for the lot additions to the Mobile/Manufactured Home Park. 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

The Site Development Plan Review (SDR-20957) has not met the requirements outlined in Title 19.18.050 to exercise the entitlement. The applicant is requesting an extension of time to complete construction activities for the project. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-20957) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0