

Legislation Details (With Text)

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Title: A RESOLUTION DIRECTING STAFF TO EXTEND THE TIME PERIOD FOR THE SUSPENSION AND DELAY OF THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS AND APPLICATIONS FOR BUILDING PERMITS IN AN AREA GENERALLY BOUNDED BY PINE TREE PLAZA, 50 HIGHWAY, ADESA PROPERTY, JEFFERSON STREET, PERSELS (WEST OF M-291), 16TH STREET (EAST OF M-291) THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND SOUTH M -291 HIGHWAY TO A DATE OF JANUARY 6, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Administrative Delay Boundaries Map 2016

Date	Ver.	Action By	Action	Result
9/15/2016	1	City Council - Regular Session	adopted	Pass

A RESOLUTION DIRECTING STAFF TO EXTEND THE TIME PERIOD FOR THE SUSPENSION AND DELAY OF THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS AND APPLICATIONS FOR BUILDING PERMITS IN AN AREA GENERALLY BOUNDED BY PINE TREE PLAZA, 50 HIGHWAY, ADESA PROPERTY, JEFFERSON STREET, PERSELS (WEST OF M-291), 16TH STREET (EAST OF M-291) THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND SOUTH M-291 HIGHWAY TO A DATE OF JANUARY 6, 2017.

Resolution 16-05 established the current administrative delay for a time period ending October 1, 2016. A provision was included in Resolution 16-05 to allow an extension as follows: "Provided that, in no event shall this direction extend beyond October 1, 2016, unless the City Council, by motion approved by a majority vote of the Councilmembers present at a duly noticed meeting, extends the date of this administrative delay."

Both City Staff and the Westcott Investment Group, LLC have applications in process going through the City at this time. The City initiated rezoning and Master Development Plan (Envision LS) are scheduled for Planning Commission public hearing on October 11, 2016. Westcott Preliminary Development Plan and Design Standards (The Grove) are scheduled for Planning Commission public hearing on October 25, 2016.

The request for the extension of time for the Administrative Delay is to allow both applications currently in process to proceed to completion. Public hearings are scheduled for City Council on November 3 and November 17, 2016 respectively. Provided both applications receive approval on their respective dates, staff will then bring back the Design Standards for the PMIX zoned area separate from The Grove Design Standards included as part of their PDP application.

Therefore, staff requests an extension of the Administrative Delay for S-291 and US 50 Highway area to January 6, 2017.