



DEVELOPMENT SERVICES
Current Planning

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Planning Commission Staff Report
August 8, 2011

<p>Agenda #: Consent - Item #1</p> <p>Title: Lee Farm 1st Subdivision</p> <p>Applicant: G.A. Lee Farm, LLC</p> <p>Request: Extension of approval for subdivision preliminary plat</p> <p>Legal Description: Lee Farm Addition</p> <p>Location: along the west side of North Wilson Avenue between Buck PUD and Hunter's Run PUD.</p> <p>Existing Zoning: Lee Farm PUD (P# 91)</p> <p>Staff Planner: Brian Burson</p>	<p>Staff Recommendation</p> <p>APPROVAL of the two year extension of the subdivision preliminary plat.</p> <p>Recommended Motion <i>"Move to extend approval of the Lee Farm 1st Subdivision preliminary plat to the date of August 24, 2013, subject to the conditions of approval adopted by the Planning Commission on August 23, 2010."</i></p>
<p>Summary of Analysis</p> <p>Consideration of a request for a two year extension for the approval of the Lee Farm 1st Subdivision preliminary plat, consisting of 246.86 acres. The preliminary plat was originally approved by the Planning Commission on August 23, 2010.</p> <p>The project includes 5 housing types and densities, a small neighborhood commercial area, and a community center with a private park and athletic fields. Over 30% of the project area will be devoted to private open space.</p> <p>With the original approval of the related Lee Farm 1st Subdivision PUD Preliminary Development Plan, vested rights were acquired, assuring the validity of the PDP for three years. Since the preliminary plat and PDP are interrelated. It is appropriate to grant validity to the preliminary plat for the same length of time.</p>	<p>Vicinity Map</p>

I. ATTACHMENTS:

1. Vicinity map
2. Applicant's letter of extension request, dated June 14, 2011
3. Approved August 23, 2010 Planning Commission minutes
4. Lee Farm 1st Subdivision preliminary plat, as approved by Planning Commission on August 23, 2010
5. Overall site plan for the Lee Farm 1st Subdivision PUD Preliminary Development Plan (for information only.)

II. STAFF ANALYSIS

This is a request for a two year extension of the approval of the Lee Farm 1st Subdivision preliminary plat. The preliminary plat and the related PUD preliminary development plan were originally approved on August 23, 2010. Pursuant to Section 16.20.020 of the Municipal Code, a preliminary plat approval expires one year after approval by the Planning Commission; and pursuant to Section 18.41.050.E.6. a PUD preliminary development plan approval also expires one year after approval. However, when a PDP is vested it is recognized as being valid for a period of three years. This inconsistency in the code has never been harmonized or resolved. The Current Planning Manager is authorized to grant extensions of a PDP approval; however, only Planning Commission can grant extensions of a preliminary plat approval.

GA Lee Farm, LLC, represented by Joe Quinn, has requested a two year extension of the preliminary plat and the related PUD Preliminary Development Plan. The letter of request cites economic and financial reasons for the extensions, emphasizing the need to keep both the plat and PDP equally valid for a period of three years. If approved, this would extend the validity of both the plat and PDP until August 24, 2013. If the Planning Commission grants the extension of the preliminary plat, the Current Planning Manager is prepared to grant the extension of the PDP.

Staff review has given careful attention to each aspect of the proposed development that is governed by City codes and standards and the provisions of the approved GDP for the site. Many of the matters raised by the neighborhood have been evaluated by staff and resolved on the basis of applicable codes and standards. However, some matters are beyond the control of the City, such as trespass on private open space areas, the presence of sub-surface ground water, whether the project is needed, and the available facilities at affected public schools. However, neighborhood concern and opposition is clear.

III. RECOMMENDED CONDITIONS:

Staff has no recommended conditions to be made part of approval of the extension.