

Planning and
Development

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DATE: February 25, 2010

TO: Planning Commission

RE: Grace Parc TTP Extension

A little history...

The applicant filed for an extension of the Tentative Preliminary Plat (TPP) and was heard by the PC in April, 2009. During that meeting several residents spoke and questioned the accuracy of the owner. Staff had only heard earlier that day that the ownership was in question but did receive a fax from the bank authorizing the applicant, Mr. Frank Mancini, to act on the bank's behalf.

Two issues developed. One: staff did not have time to validate the fax of the bank that had provided the authorization of representation. The second issue was the discussion that occurred as to establishing policy to guide the city with this and future extension requests. Key to the policy was that there had been new Engineering standards adopted and the second one was that the city leadership (Council, Mayor, and Planning Commission) by vocal majority wanted to keep good projects alive while we weathered the economic storm.

The next several months were spent putting a policy together that both the Planning Commission recommended adoption and the City Council did so. During this policy development period, staff put all extension requests on hold and "froze the timeframe" as long as the extension requests were received within deadlines.

Regarding this request, (Grace Parc) we did verify ownership (the bank) and learned late last year that ownership was transitioning. I intentionally did not void this TPP status pending the interest this development had been generating by the bank. In the latter part of last year staff met with the new contracted owners and explained the process, the new Engineering standards and what the city's new policy had "requested". (Note: Policy is not law and is used as a guide. As such we advised prospective applicants that if they had a legal interest in the development they could request an extension.) The only outstanding issue was the taxes were in arrears. There was sufficient escrow and they had no problems with revising to meet the new engineering standards AND back taxes have been paid in full. All policy "standards" have been met.

Attached are letters verifying. Staff recommends the Planning Commission approve their recommendation to the City Council for the granting of an extension. We have been advised that once the extension is granted their engineer will commence with revisions and modest changes to meet the new Engineering standards to bring it forward as a Final Preliminary Plat.

MOTION by _____, seconded by _____, in the matter of City File #04-011 (Grace Parc Subdivision), the Planning Commission recommends that City Council approve an Extension of the Tentative Preliminary Plat until April 20, 2011.

Thank you.