



Planning Commission Staff Memo

MEETING DATE: JUNE 26, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: TIME EXTENSION FOR A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT, INCLUDING 80 TOWN HOMES, 22 LIVE-WORK UNITS, AND 15,000 SQUARE FEET OF RETAIL
OWNER: PALM CANYON 102 L.P.
ADDRESS: SOUTH PALM CANYON DR. AND MESQUITE AVE.

STAFF RECOMMENDATION

CASE NUMBER	RECOMMENDATION
5.1056 Time Ext. PDD 314	Staff recommends APPROVAL

At the June 12, 2013 public hearing meeting the Planning Commission reviewed a time extension request for the Cameron project and voted to continue the hearing. The Planning Commission directed staff to provide the following information:

Code Enforcement

Several complaints have been filed over a two year period regarding property maintenance issues. Owner has responded to Code complaints and removed trash and debris.

Police Calls for Service

Staff has contacted the Police Department requesting a list of calls for service at the vacant property. A response will be provided at the Planning Commission meeting.

Community Meeting

A meeting was held at City Hall on Tuesday, June 18, 2013 between the property owner and adjacent neighbors. The property owner has agreed to continue routine maintenance to include trash pick-up and trimming of undergrowth and over grown trees. Planning Director Wheeler attended the meeting.

Public Works Issues

The Public Works Department has recently corrected sidewalk uplift issues along South Palm Canyon Drive. In addition, the City Engineer has determined that there is no nexus with the Cameron project that would affect the right-of-way width along South Palm Canyon Drive and there is no "Master Plan of Medians" for City streets.