

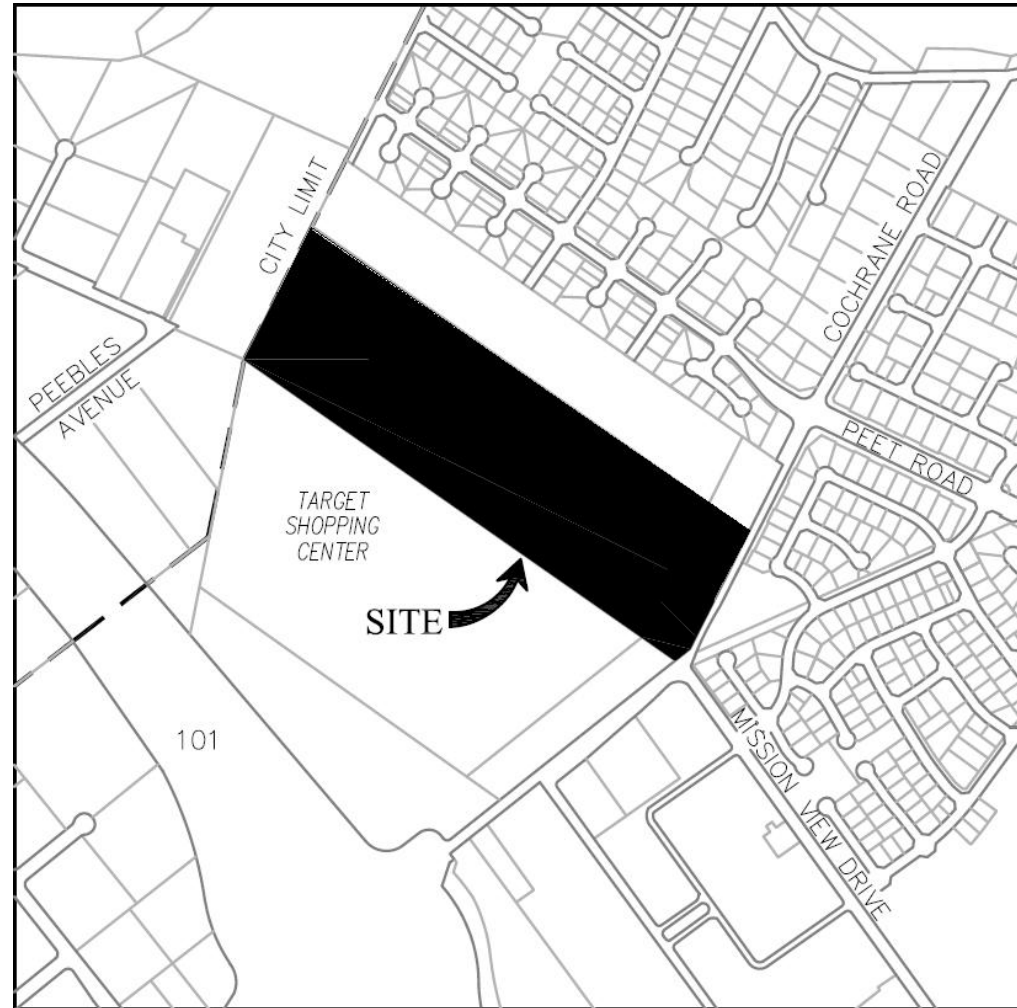
## ZA-14-17 / DA-14-06: Cochrane – Standard Pacific

### Request

Zoning Amendment / Precise Development Plan and Development Agreement to allow the construction of 132 single-family residences on an approximately 40 acre site located on the north side of Cochrane Road

### Recommendation

Approval of the Zoning Amendment / Precise Development Plan and Development Agreement



## ZA-14-17 / DA-14-06: Cochrane – Standard Pacific

### Existing Zoning:

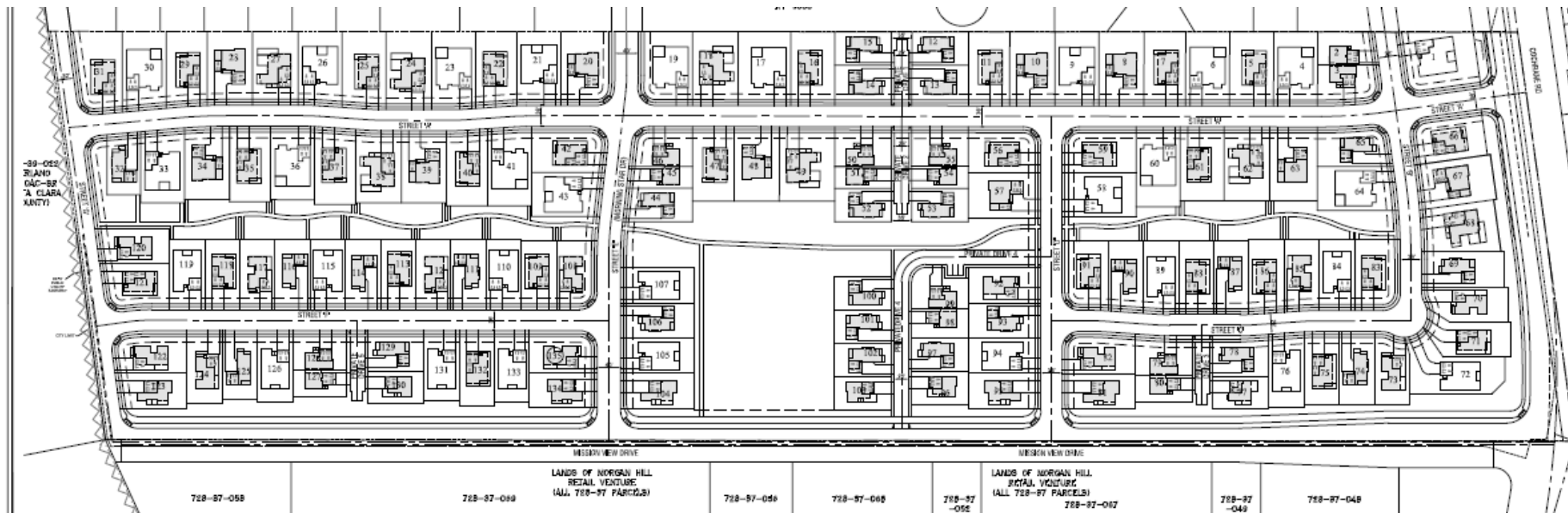
Lantana: R-1-9,000  
Wisteria: R-1-9,000 & R-1-7,000

### Proposed Zoning:

Lantana: R-1-9,000 PD  
Wisteria: R-1-7,000 PD

### Dwelling Units: 135

- 102 Single-Family Detached
- 19 R-1-4,500
- 14 Duets
- Below Market Rate (BMR) Units: 11
- Open Space: 5.9 acres
- Class 1 Bike Path
- Extension of Mission View Drive



## **ZA-14-17 / DA-14-06: Cochrane – Standard Pacific**

### **Proposed Planned Development Overlay District**

Flexibility to provide:

- Additional Open Space
- Affordable Housing Units
- Enhanced Site Design

### **Development Agreement**

- The applicant would like to modify the Development Schedule to reflect a time table that would not require an additional extension to their current allotments.
- This proposed Development Schedule effectively pushes the applicant's building permit allotments for the FY 15-16 back 10 months and pushes the FY16-17 allotments into the FY 18-19 building cycle.
- Without this change in the Development Schedule for FY 15-16, the project would be behind schedule and would likely need an extension of their building allotments next spring.

## **ZA-14-17 / DA-14-06: Cochrane – Standard Pacific**

### **Development Agreement – Proposed Schedule**

#### **I. SUBDIVISION AND ZONING APPLICATIONS**

Applications Filed:	FY 2015-16 (41 allocations)	09-02-14
	FY 2016-17 (30 allocations)	09-02-15

#### **II. SITE REVIEW APPLICATION**

Application Filed:	FY 2015-16 (41 allocations)	10-30-15
	FY 2016-17 (30 allocations)	10-30-16

#### **III. FINAL MAP SUBMITTAL**

Map, Improvements	FY 2015-16 (41 allocations)	03-30-16
Agreement and Bonds:	FY 2016-17 (30 allocations)	03-30-17

#### **IV. BUILDING PERMIT SUBMITTAL**

Submit plans to Building	FY 2015-16 (41 allocations)	07-01-16
Division for plan check:	FY 2016-17 (30 allocations)	07-01-17

#### **V. BUILDING PERMITS**

Obtain Building Permits:	FY 2015-16 (41 allocations)	10-30-16
	FY 2016-17 (30 allocations)	10-30-17

#### **VI. COMMENCE CONSTRUCTION:**

	FY 2015-16 (41 allocations)	04-30-17
	FY 2016-17 (30 allocations)	07-30-18

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