

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
DECEMBER 15, 2009 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPLICATION FOR FINAL PUD PLAN, FINAL PLAT, CUP AND SUBDIVISION AGREEMENT APPROVAL — LOT 380, CIMARRON WOODS	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled regarding the Final PUD Plan, Final Plat, Conditional Use Permit, and Subdivision Agreement for Lot 380, Cimarron Woods (proposed as Lots 1 and 2, Cimarron Woods Replat Two) for the purpose of a multi-family residential development, generally located southwest of 96<sup>th</sup> and Harrison Street.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Continue.

**BACKGROUND**

A public hearing has been scheduled to consider the following actions for Lot 380, Harrison Heights:

1. Approval of a Final PUD Plan for 276 units of multi-family housing with 168 garages and 417 surface parking stalls, a clubhouse with a swimming pool, and a playground.
2. Approval of a Final Plat to subdivide Lot 380, Cimarron Woods, into two lots for phased development, to be known as Lots 1 and 2, Cimarron Woods Replat Two.
3. Approval of a Conditional Use Permit for 276 multiple family dwellings.
4. Approval of a Subdivision Agreement.

The property is located southwest of 96<sup>th</sup> and Harrison Street. The application has been submitted by Pedcor Investments, LLC, on behalf of the property owner, Torco Development, Inc.

*Larry Jobeun, representing the applicant, contacted staff to request a continuance to the January 19, 2010, Council meeting. Because notices of the December 15<sup>th</sup> meeting had already been published and sent to property owners within 300 feet, staff advised the applicant they would need to attend the meeting and request that the public hearing be continued.*

The Planning Commission held a public hearing on November 19, 2009, and recommended approval of the Final Plat as well as the Final PUD because it is consistent with the preliminary plan that was reviewed, and the Conditional Use Permit, subject to resolution of the items noted in the staff report.