

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Time Extension Request 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003 & DR 22-002) located at 3789 Main Street.

Commission Meeting Date: 2/12/2025

Prepared by: Gina Montecallo, Assistant Planner

Recommended Motion: Adopt the resolution making the required Municipal Code findings, and approving Time Extension Request 24-003 for a three-year extension of the Terra Blanca Development entitlement (TER 22-003 and DR 22-002) with conditions as recommended by staff or with modifications.

Summary: The Terra Blanca project entitlement (Tentative Tract Map (TTM 22-003) and Design Review (DR 22-002)) allows for the construction of a twelve-unit multi-family residential townhome development located at 3789 Main Street in the Mixed Lodging/Residential zoning district. The project was approved by the Planning and Economic Development Commission on November 8, 2022 via Resolution No. 2022-22. Since that time, the applicant has made effort towards exercising the entitlement by continuing to try and secure a suitable contractor, and reassessing the construction plans to find ways to make the project more financially viable; however, those challenges have prevented the project from moving forward.

Pursuant to the condition of approval, if construction is not commenced within two years of the project approval, the project entitlement will expire, unless a TER is granted in accordance with the Town's Municipal Code. Absent approval of a TER, the entitlement will have expired on November 8, 2024. The property owner ("applicant") submitted a TER on November 7, 2024, requesting a three-year time extension, which is three years less than the maximum length of time permitted by the Town's Code. Pursuant to MC §17.64.060.B(2), the expiration of the entitlement is suspended until a decision is made by the original review authority (i.e., PEDC). The requested three-year time extension will extend the project approval to November 8, 2027.