



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-14683 - APPLICANT: JAWA STUDIO - OWNER: ARG JONES II, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL. subject to:

Planning and Development

1. This Extension of Time will expire on July 7, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4081) and Rezoning (ZON-4077) as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4081) that allowed an office and waiver of landscaping requirements on 0.32 acres at 216 and 220 South Jones Boulevard.

EXECUTIVE SUMMARY

This is the first Extension of Time application for the subject site. The applicant is proposing a two year Extension of Time for the approved Site Development Plan Review (SDR-4081) and associated Extension of Time (EOT-14214) for an approved Rezoning (ZON-4077). The applicant indicates that Extension of Time is needed in order to accommodate changes in the building design. Therefore, staff can support the proposed extension due to the indicated reason.

BACKGROUND INFORMATION

A) Related Actions

- 05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on April 11, 1991.
- 07/07/04 The City Council approved a Site Development Plan Review (SDR-4081) for a home/office conversion and a waiver of landscaping requirements. Also, a Rezoning (ZON-4077) was approved from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 216 South Jones Boulevard. The Planning Commission recommended approval of both items on 05/27/04. Staff recommended approval of the Rezoning, but not the Site Development Plan Review.
- 08/02/06 The City Council will consider a related Extension of Time (EOT-14214) of an approved Rezoning (ZON-4077), which allowed an office and waiver of landscaping requirements on 0.32 acres at 216 and 220 South Jones Boulevard. Staff is recommending approval of the proposed Extension.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.32

B) Existing Land Use

Subject Property: Single Family Residences
 North: Office
 South: Office
 East: Single Family Residences
 West: Single Family Residences

C) Planned Land Use

Subject Property: SC (Service Commercial)
 North: SC (Service Commercial)
 South: SC (Service Commercial)
 East: L (Low Density Residential)
 West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
 North: P-R (Professional Office and Parking)
 South: P-R (Professional Office and Parking)
 East: R-1 (Single Family Residential)
 West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	<i>Yes</i>	<i>No</i>
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This area is not affected by Special Districts or Zones

ANALYSIS

A) General Analysis and Discussion

The subject Extension of Time is needed since the applicant has not complied with Condition Number One (1) from Site Development Plan Review (SDR-4081), which required that the approved site plan to be exercised or an extension of time was needed. A related Extension of Time (EOT-14214) will also be considered for an approved Rezoning (ZON-4077). The applicant has indicated that the extension is needed in order to accommodate changes in the building design. The original project was recommended for denial by staff based upon the building elevations and landscaping. The applicant has since revised the elevations, which have been approved administratively by staff. Therefore, staff is recommending approval of the subject Extension of Time for the Site Development Plan Review, and the related extension of time for the Rezoning.

B) Previous Conditions of Approval from Site Development Plan Review (SDR-4081)

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-4077) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
4. All development shall be in conformance with the site plan and building elevations, date stamped May 19, 2004 except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
12. Hard Surface and/or landscape all unimproved rightofway, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
14. Site development to comply with all applicable conditions of approval for ZON-4077, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed office use is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed project has been brought into conformance with the General Plan, Title 19 and the Commercial development standards pursuant to the revised building elevations. The project is not in conformance with Title 19 as it relates to landscaping, but a Waiver was approved by City Council as a part of the Site Development Plan Review. Therefore, approval is recommended for this application.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site will have access to Jones Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the areas and for the City;

The proposed elevations as amended and approved administratively by staff are appropriate for an office development in this area. The standards for the P-R (Professional Office and Parking) zoning district state new development should maintain a residential character. The revised elevations are appropriate for this area, as it evolves from a residential area to an office area along Jones Boulevard.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations for this development have been revised and are now harmonious and compatible with development in the area, as they depict a structure that is harmonious with the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0