

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-13950 - APPLICANT: POWER REALITY - OWNER:
UNIFIED CREDIT EQUIVALENT TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 12, 2006 CITY COUNCIL MEETING AT THE REQUEST OF STAFF TO BE HEARD WITH COMPANION ITEMS.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on August 18, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-4093) 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 Rezoning (ZON-4093) from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development - 3 Units per Acre) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive.

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 subject Rezoning and associated cases. The applicant indicates that the Extension of Time is needed since there will not be enough time to record the final map prior to the expiration of the subject Rezoning (ZON-4093). Therefore, staff is recommending approval of the Extension of Time.

BACKGROUND INFORMATION

A) Related Actions

- 03/06/02 The City Council approved an Annexation [A-0054-01(A)] of property generally located on the northeast corner of Jones Boulevard and Horse Drive of approximately 20.0 acres. The Planning Commission and staff recommended approval on 08/23/01. The effective date of the Annexation was 03/15/02.
- 08/18/04 The City Council approved a General Plan Amendment (GPA-4091) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan from DR (Desert Rural Density Residential) to L (Low Density Residential). A Rezoning (ZON-4093) was also approved from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development 3 Units per Acre). A Variance (VAR-4094) was also approved that allowed zero square feet of open space where 11,000 square feet were required for a 62 lot single family residential development. Finally, a Site Development Plan Review (SDR-4095) for a 62 lot single family residential development and for a Waiver of perimeter landscaping requirements on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive. The Planning Commission recommended approval, but staff recommended denial on 07/22/04.

08/16/06 The City Council will consider two related cases. First, Extension of Time (EOT-14065) of an approved Variance (VAR-4094) that allowed zero square feet of open space where 11,000 square feet were required for a 62 lot single family residential development. Second, an Extension of Time (EOT-1463) of an approved Site Development Plan Review (SDR-4095) that allowed a 62 lot single family residential development on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive. Staff is recommending approval of the related Extensions of Time.

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*

Gross Acres: 20.35

B) *Existing Land Use*

Subject Property: Undeveloped [Approved Site Development Plan Review (SDR-4095)]
North: Single Family Dwellings
South: Single Family Dwellings
East: Single Family Dwellings
West: Undeveloped

C) *Planned Land Use*

Subject Property: L (Low Density Residential)
North: R (Rural Density Residential)
South: DR (Desert Rural Density Residential)
East: R (Rural Density Residential)
West: DR (Desert Rural Density Residential)

D) *Existing Zoning*

Subject Property U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development 3 Units per Acre)
North R-PD3 (Residential Planned Development- 3 Units per Acre)
South R-PD2 (Residential Planned Development 2 Units per Acre)
East R-PD3 (Residential Planned Development 3 Units per Acre)

West U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre)

E) General Plan Compliance

A General Plan Amendment (GPA-4091) designated the site as L (Low Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. The proposed RPD3 (Residential Planned Development 3 Units per Acre) designation is in conformance with the General Plan designation of L (Low Density Residential).

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

There are no Special Districts or Zones that affect the subject site.

ANALYSIS

A) General Analysis and Discussion

This is the first Extension of Time for the subject Rezoning (ZON-4093). The Rezoning from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development 3 Units per Acre) was approved by the City Council on 08/18/04. There was an associated General Plan Amendment (GPA-4091), Variance (VAR-4094) and Site Development Plan Review (4095). The applicant indicates that there will not be enough time to record the Final Map prior to the expiration of the Rezoning. Civil plans and a final map have not been submitted. Therefore, the Extension of Time can be supported to allow time for the recordation of the Final Map.

B) Previous Conditions of Approval from Rezoning (ZON-4093)

Planning and Development

1. Development is limited to a maximum of 62 building lots.
2. The request shall be amended to R-PD3 (Residential Planned Development 3 Units per Acre)

3. A Resolution of Intent with a two-year time limit.
4. Horses are not allowed within the subdivision.

Public Works

5. Dedicate 40 feet of right-of-way adjacent to this site for Jones Boulevard, 40 feet for Horse Drive and a 54-foot radius on the northeast corner of Jones Boulevard and Horse Drive. Additional dedications in accordance with Standard Drawing #234.1 along Jones Boulevard shall also be provided unless otherwise allowed by the City Traffic Engineer.
6. Construct half-street improvements, including appropriate overpaving if legally able, on Jones Boulevard and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

FINDINGS

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0