

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-14065 - APPLICANT: JOHN GEORGIS, ET AL -
OWNER: TZORTZIS 2005 TRUST, ET AL

**** 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 Variance (VAR-4094) 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 Variance (VAR-4094) that allowed zero square feet of open space where 11,000 square feet was required for a 62 lot single family residential development on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive.

EXECUTIVE SUMMARY

This is the first request for an Extension of Time on the subject site. The applicant is proposing a two year Extension of Time for the approved Variance (VAR-4094) 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 Variance. 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)] to annex property generally located on the northeast corner of Jones Boulevard and Horse Drive. 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), Rezoning (ZON-4093) from U (Undeveloped) Zone [D-R (Desert Rural Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units per Acre), Variance (VAR-4094) that allowed 34,340 square feet of open space where 63,363 square feet is required for an 88 lot single family residential development, and Site Development Plan Review (SDR-4095) for an 88 lot single family residential development and for a Waiver of the 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 Extensions of Time applications. Extension of Time (EOT-13950) 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) and Extension of Time (EOT-14963) 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 subject and 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 Acres

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: Single Family Dwellings

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 [DR (Desert Rural) General Plan Designation] under Resolution of Intent 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).

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

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

ANALYSIS

A) General Analysis and Discussion

This is the first Extension of Time for the subject Variance (VAR-4094). The Variance was approved to allow zero square feet of open space where 11,000 square feet were approved for a 62 lot single family residential development on 20.35 acres was approved by the City Council on 08/18/04. The City Council also approved an associated General Plan Amendment (GPA-4091), Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095). The applicant indicates that there will not be enough time to record the Final Map prior to the expiration of the Variance. Civil plans and a final map have not been submitted. Therefore, the subject Extension of Time can be supported to allow time for recordation of the Final Map.

B) Previous Conditions of Approval from Rezoning (VAR-4094)

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

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