

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-15006 - APPLICANT: GEORGE GEKAKIS, INC. -
OWNER: SOUTHERN TRACE HOLDINGS, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on July 21, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-3672) 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-3672) from R-E (Residence Estates) to R-3 (Medium Density Residential)) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane.

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 Rezoning. 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.

BACKGROUND INFORMATION

A) *Related Actions*

07/21/04 The City Council approved a General Plan Amendment (GPA-3670) from L (Low Density Residential) to M (Medium Density Residential), a Rezoning (ZON-3672) from R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-3958) with a reduction in the amount of required perimeter landscaping for a proposed 50-unit multi-family residential development. The Planning Commission recommended approval, but staff recommended denial on 06/24/04.

08/16/06 The City Council will hear a Site Development Plan Review (SDR-13428) for a proposed 99-unit expansion to an existing 110-unit senior citizen apartment development and a waiver of the perimeter landscape buffer requirements, Waiver (WVR-13432) of Title 18.12.130 to allow a non-circular cul-de-sac, Variance (VAR-13429) to allow a residential adjacency setback of 15 feet where a 142-foot setback is the minimum required, Variance (VAR-13430) to allow ten foot perimeter walls where eight feet is the maximum height allowed, Special Use Permit (SUP-13431) for a proposed four-story senior citizen apartment development, and a Vacation (VAC-13433) to Vacate a portion of Poppy Lane between Effinger Lane and McKnight Street. The items are located on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval, but staff recommended denial on 07/13/06.

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: 2.09

B) *Existing Land Use*

Subject Property: Undeveloped/Senior Apartments
North: Undeveloped/Multi-Family Residential; Single Family Residential
South: Nevada Power Substation/Vacant Lot; Multi-Family Residential
East: Single Family Residential/Multi-Family Residential
West: Multi-Family Residential/Commercial Center

C) *Planned Land Use*

Subject Property: M (Medium Density Residential)
North: L (Low Density Residential)/M (Medium Density Residential)
South: PF (Public Facilities)/SC (Service Commercial); M (Medium Density Residential)
East: L (Low Density Residential)/M (Medium Density Residential)
West: M (Medium Density Residential)/SC (Service Commercial)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates) under ROI to R-3 (Medium Density Residential)
North: R-E (Residence Estates)/R-3 (Medium Density Residential)
South: C-V (Civic)/R-E (Residence Estates)/R-3 (Medium Density Residential)/R-PD16 (Residential Planned Development 16 units per acre)
East: R-E (Residence Estates)/R-3 (Medium Density Residential)
West: R-3 (Medium Density Residential)

E) *General Plan Compliance*

The subject property is located in the Southeast Sector of the General Plan and has a land use designation of M (Medium Density Residential). This designation allows up to 25 units per acre and a variety of multi-family housing options. The underlying zoning of R-3 (Medium Density Residential) is compatible with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		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-3672). The original rezoning was approved by the City Council on 07/21/04. The Rezoning represents 2.09 acres of the overall site. The remainder of the site is zoned as R-3 (Medium Density Residential), which is approximately 6.89 acres. The Rezoning of the 6.89 acres was approved as a part of (Z-0138-93), which was approved by the City Council on 05/18/94. The Extension of Time for the Rezoning accompanies a related Site Development Plan Review (SDR-13428), Waiver (WVR-13432), Variance (VAR-13429), Variance (VAR-13430), Special Use Permit (SUP-13431), and Vacation (VAC-13433), which will be considered by City Council on 08/16/06.

B) Previous Conditions of Approval from Rezoning (ZON-3672)

Planning and Development

1. A General Plan Amendment (GPA-3670) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3958) application approved by the Planning Commission and City Council prior to issuance of any permits, and site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Effinger Lane and Lilly Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to the site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width.

5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Extend sanitary sewer past the northern boundary of this site in Effinger Lane to a location and depth acceptable to the City Engineer concurrent with development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to an approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, 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 City of Las Vegas Neighborhood Drainage Studies and 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, 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

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

