



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 18, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-16411 - APPLICANT/OWNER: CHARLES H. SHIELDS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-4635) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/00	The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas. The effective date of the annexation was May 20, 2000.
10/06/04	The City Council approved a Site Development Plan Review (SDR-4638) for a professional Office and Parking and a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking); and a General Plan Amendment (GPA-4631) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural) to O (Office) and on 0.96 acres at 7180 West Azure Drive. The Planning Commission and staff recommended denial on 09/09/04.
10/18/06	The City Council will consider a related Extension of Time (EOT-16402) of an approved Site Development Plan Review (SDR-4638) that allowed an Office and Parking Lot on 0.96 acres at 7180 West Azure Drive. Staff is recommending approval of the related request.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been issued on the subject site.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for this type of application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/Single Family Dwellings	O (Office)/R (Rural)	R-E (Residence Estates)/R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking)
North	Single Family Dwellings	R (Rural)	R-E (Residence Estates)
South	Undeveloped	R (Rural)	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]
East	Single Family Dwellings	R (Rural)	R-E (Residence Estates)
West	Multi-tenant retail buildings	TC (Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

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

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-4635), which was approved by the City Council on 10/06/04. There was an associated General Plan Amendment (GPA-4631) and Site Development Plan Review (SDR-4638) also approved. The applicant indicates that there are delays in the design process. No plans have been submitted to the City to review. Therefore, the Extension of Time can be supported to allow for additional time due to delays in the design process.

Previous Conditions of Approval from Rezoning (ZON-4635)

1. The approval is for southernmost 179 feet only.

2. Submit and record a Parcel Map to establish the discrete parcels corresponding to the rezoning line as approved with this action.
3. A General Plan Amendment (GPA-4631) to an O (Office) land use designation approved by the City Council.
4. A Resolution of Intent with a two-year time limit.
5. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
6. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Tenaya Way adjacent to this site. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawings #234.1 or #234.3 and 234.2.
7. Construct all incomplete half-street improvements on Tenaya Way, including a bus turnout, to meet current City Town Center Standards adjacent to this site concurrent with development. In addition, construct half-street improvements, including appropriate transitional paving, on Azure Drive adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, ect., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.
9. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

General Plan Amendment (GPA-4631) amended the land use designation to O (Office). The zone change to P-R (Professional Office and Parking) zone is consistent with the proposed General Plan Amendment to O (Office).

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The approval of Rezoning (ZON-4635) to P-R (Professional Office and Parking) permits the proposed general/medical office conversion.

- 3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The approval of the General Plan Amendment, Rezoning and Site Development Review demonstrated a need and or appropriateness of the rezoning.

- 4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot Right-of-Way. The Rights-of-Way provide adequate access to the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0