

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-17462 - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on November 3, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5062) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 11/03/04 | The City Council approved a General Plan Amendment (GPA-5060) to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential); a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential); and a Site Development Plan Review (SDR-5063) for a 52 Unit Apartment Complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street . The Planning Commission and staff recommended approval on 10/07/04. |
| 12/06/06 | The City Council will consider a related Extension of Time (EOT-17460) of an approved Site Development Plan Review (SDR-5063) for a 52 Unit Apartment Complex. |
| <i>Related Building Permits/Business Licenses</i> | |
| 02/08/06 | Civil improvement plans (L-11593) were submitted, but have not been approved. |

| <i>Details of Application Request</i> | |
|---------------------------------------|------|
| <i>Site Area</i> | |
| Gross Acres | 2.48 |
| Net Acres | 2.25 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---------------------------|--------------------------------|----------------------------------|
| Subject Property | Undeveloped | M (Medium Density Residential) | C-2 (General Commercial) |
| North | Undeveloped | SC (Service Commercial) | C-2 (General Commercial) |
| South | Single Family Dwellings | L (Low Density Residential) | R-1 (Single Family Residential) |
| East | Auto Repair Garage/Market | SC (Service Commercial) | C-2 (General Commercial) |
| West | Multi-Family Housing | M (Medium Density Residential) | R-3 (Medium Density Residential) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | X | | |
| Redevelopment Plan Area | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | X | | |
| Neighborhood Revitalization Area | X | | Y |

| | | | |
|---|--|----------|--|
| Trails | | X | |
| Rural Preservation Overlay District | | X | |
| Development Impact Notification Assessment | | X | |
| Project of Regional Significance | | X | |

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential), which was approved by the City Council on 11/03/04. The applicant has also submitted a related Extension of Time (EOT-17460) of an approved Site Development Plan Review (SDR-5063) for a 52 Unit Apartment Complex.

The applicant has indicated that they will submit a new Site Development Plan Review, which is a re-design of the proposed apartment complex. The applicant has indicated that a new rezoning submittal will not be submitted to accompany the new site plan. The Extension of Time applications will allow the applicant to proceed with the proposed redesign of the apartment complex.

Previous Conditions of Approval from Rezoning (ZON-5062)

1. A General Plan Amendment (GPA-5060) 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 application (SDR-5063) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Construct all incomplete half-street improvements on Searles Avenue and 23rd Street adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

6. 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 Map subdividing 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 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, or the recordation of a Map subdividing this site, 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. The Extension of Time will allow enough time for the applicant to submit plans for a revised Site Development Plan Review application. 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