

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 18, 2007
DEPARTMENT: **PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION: ROC-22954 - APPLICANT/OWNER: KYLE ACQUISITION
GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All Conditions of Approval from Rezoning (ZON-20543) shall be removed.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove all Conditions of an approved Rezoning (ZON-20543) which rezoned property from R-E (Residence Estates) and U (Undeveloped) TND (Traditional Neighborhood Development) land use designation] to TD (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.

The removal of all conditions of approval from Rezoning (ZON-20543) is considered appropriate. The issues addressed by the conditions of approval are all addressed within the Development Agreement and the Design Guidelines. The removal of these conditions will not have a negative effect on the project or the surrounding area. Therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/16/07	The City Council approved a Rezoning of R-E (Residence Estates) and U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not conducted at this is a corrective measure by staff.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1,712

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
			R-E (Residence Estates)
North	Undeveloped	PCD (Planned Community Development)	U (PCD) (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		TND (Traditional Neighborhood Development)	U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			R-E (Residence Estates)
		SC (Service Commercial)	R-E (Residence Estates)
			C-2 (General Commercial)
	Single-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
		L (Low Density Residential)	R-E (Residence Estates)
		ML (Medium-Low Density Residential)	R-E (Residence Estates)
	Public School, Primary	PCD (Planned Community Development)	C-V (Civic)
	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development)

		Development)	3 Units Pr Acre)
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			R-PD6 (Residential Planned Development 6 Units Pr Acre)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		Clark County	Clark County

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

ANALYSIS

This application is to remove all conditions of approval from Rezoning (ZON-20543). All of the conditions of approval that were included in this application are addressed by the Development Agreement and Design Guidelines for the Kyle Canyon project. The removal of these conditions will not negatively effect the development or the surrounding area. Due to the nature of this development and the approval of the Development Agreement and Design Standards conditions of approval are not required. Approval of this request is recommended.

FINDINGS

The removal of all conditions of approval from Rezoning (ZON-20543) is considered appropriate. The issues addressed by the conditions of approval are all addressed within the Development Agreement and the Design Guidelines. The removal of these conditions will not have a negative effect on the project or the surrounding area. Therefore, approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 1709 by Planning Department

APPROVALS 0

PROTESTS 0