

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: **PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: EOT-23573 - APPLICANT/OWNER: WILLIAM LYON HOMES, INC.

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. Conformance to the conditions for Variance (VAR-6930), and all other site related actions.
2. This Variance (VAR-6930) shall expire on September 7, 2009 unless another Extension of Time is approved.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Variance (VAR-6930) to allow zero open space where 32,369 square feet is required for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway.

This is the first extension of time request for the Site Development Plan Review and Rezoning applications. It is the second extension of time request for the Variance as the expiration date on the Variance did not originally match those of the Rezoning and Site Development Plan Review applications. That matter has been resolved and all three related applications will now carry the same expiration dates.

It is noted that related Extensions of Time (EOT-23576 and EOT-23578) will be heard concurrently with this item.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
05/01/02	The City Council approved a petition to Annex (A-0051-01) for property generally located on the southeast corner of Bronco Street and Tropical Parkway. Also, the City Council approved a petition to Annex (A-0052-01) property generally located on the northeast corner of Bronco Street and Corbett Lane. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
04/02/03	The City Council approved a request for a Rezoning (ZON-1714) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Site Development Plan Review (SDR-1715) for a proposed 7-lot single family residential development on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval.
04/10/03	The Planning Commission approved a request for a Tentative Map (TMP-1901) for a 7-lot single-family residential subdivision on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway. Staff recommended approval.
06/01/05	The City Council approved a petition to Annex (ANX-6042) property generally located on the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. The Planning Commission and staff recommended approval. The effective date of the annexation was 06/10/05.

09/07/05	The City Council approved a request for a Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units per Acre) to R-PD3 (Residential Planned Development - 3 Units per Acre); Variance (VAR-6930) to allow zero open space where 32,369 square feet is required for a proposed single family residential development; Waiver (WVR-6931) of Title 18.12.160 to allow approximately 176 feet between street intersections where 220 feet is the minimum distance separation required; and a Site Development Plan Review (SDR-6929) for a 50 lot single family residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. The Planning Commission recommended approval, but staff recommended denial on 07/14/05.
09/22/05	The Planning Commission approved a Tentative Map (TMP-8628) Request for a Tentative Map for a 50-lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the request.
07/12/06	The City Council approved a Review of Condition (ROC-13865) of Condition Number 4 of an approved Rezoning (ZON-6928) to allow construction of Rural Street improvements where Urban Half street improvements were required for a proposed residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval of the request.
07/12/06	A Final Map (FMP-15079) was submitted. The Final Map has not yet recorded.
10/18/06	The City Council approved an Extension of Time (EOT-16574) of an approved Variance (VAR-6930) that allowed zero open space where 32,369 square feet is required for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
07/31/07	The applicant submitted a Tentative Map (TMP-23570) as the previous Tentative Map (TMP-8628) will expire on 09/22/07 and the Final Map has not yet recorded.

***Related Building Permits/Business Licenses***

There are no permits or licenses related to this request.

***Pre-Application Meeting***

A pre-application meeting is not required, nor was one held.

***Neighborhood Meeting***

A neighborhood meeting is not required, nor was one held.

***Details of Application Request***

***Site Area***

Net Acres	14.29
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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	R (Rural)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to RPD-3 (Residential planned Development - 3 Units per Acre)
North	Single Family Dwellings	R (Rural)	R-PD3 (Residential Planned Development 3 Units per Acre)
South	Single Family Dwellings	R (Rural)	R-D (Single Family Residential-Restricted)
East	Undeveloped/Single Family Dwellings/Clark County	R (Rural)/Clark County	Clark County
West	Undeveloped/Single Family Dwellings/Clark County	R (Rural)/Clark County	R-E (Residence Estates)/R-D (Single Family Residential-Restricted)/Clark County

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

## ANALYSIS

This is the first extension of time request for the Site Development Plan Review and Rezoning applications. It is the second extension of time request for the Variance as the expiration date on the Variance did not originally match those of the Rezoning and Site Development Plan Review applications. That matter has been resolved and all three related applications will now carry the same expiration dates.

The applicant has made progress on the proposed project. A Tentative Map (TMP-8628) was approved on 09/22/05. A Review of Condition (ROC-13865) was completed related to street improvements, which resolved an issue on the site. A Final Map (FMP-15079) has also been submitted and is currently under review. It is further noted that a second Tentative Map (TMP-23570) has been submitted as the original Tentative Map is set to expire. Due to the continued progress on the development of this site, approval of this request is recommended.

## **FINDINGS**

The applicant has continued to make progress on the proposed development. This Extension of Time request is deemed appropriate with a two year time limit. Approval of this request is recommended.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                      0

**PROTESTS**                      0