



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-23867 - APPLICANT/OWNER: MARTIN GREENWALD

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-13802) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

Public Works

2. Conditions 17 and 19 from Site Development Plan Review (SDR-13802) shall be removed.
3. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Rancho Drive adjacent to this site prior to the issuance of any permits. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits. Construct all incomplete half-street improvements on Lone Mountain Road from the Serene Drive entrance easterly to tie into existing improvements and appropriate transition paving westerly of the Serene Drive entrance, 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 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).

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Review of Condition to remove Conditions Number 17 and 19 of an approved Site Development Plan Review (SDR-13802) which required the applicant to construct all incomplete half street improvements adjacent to the site and to modify the driveway accessing Rancho Drive to current city standards to instead require a covenant running with land agreement for the future construction of those improvements and to allow the existing driveway on Rancho Drive to remain on 1.84 acres at 4820 North Rancho Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/17/04	The City Council approved a request for a Site Development Plan Review (SDR- 5190) and Waivers of the perimeter and parking lot landscape requirements for a 7,660 square-foot commercial addition on the subject property.
08/16/06	The City Council approved a request for a Site Development Plan Review for a proposed 7,465 square-foot retail building on 1.84 acres at 4820 North Rancho Drive. 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 is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail	GC (General Commercial)	C-2 (General Commercial)
North	Outdoor Storage	GC (General Commercial)	C-2 (General Commercial)
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)

East	Single Family Residential	GC (General Commercial)	C-2 (General Commercial) R-E (Residence Estates)
West	Parking Lot	SC (Service Commercial)	C-2 (General Commercial)

<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			
A-O Airport Overlay District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a review of conditions related to the half street improvements and driveway cuts for the proposed development. The applicant has met with the Nevada Department of Transportation (NDOT). NDOT has expressed that they would prefer the improvements not to be made at this time. They have plans to widen Rancho Drive in this area in 2010 and would like the improvements to be held off until this occurs. The Department of Public Works is in agreement with a new condition that requires the applicant to provide a covenant running with land agreement for the future construction of those improvements and to allow the existing driveway on Rancho Drive to remain. The Planning and Development Department also supports this request as the proposed delay in construction of the improvements will not endanger the public safety and the improvements will ultimately be completed.

FINDINGS

The Planning and Development Department and Department of Public Works support this request as the proposed delay in construction of the improvements will not endanger the public safety and the improvements will ultimately be completed. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 245 by Planning Department

APPROVALS 0

PROTESTS 0