



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 20, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-26294 - APPLICANT: BLOKHAUS DEVELOPMENT, LP

OWNERS: VIDA ENTERPRISE, LLC AND PARKHAUS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-9668) shall expire on 1/04/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Rezoning (ZON-9668) as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first request for a two-year Extension of Time for an approved Rezoning (ZON-9668) from the R-3 (Medium Density Residential) Zoning District to the C-1 (Limited Commercial) Zoning District. This Rezoning request was approved by City Council on 1/04/06 with an expiration date of 1/04/08.

Two related Extensions of Time, EOT-26292 for the approved Special Use Permit (SUP-9673) and EOT-26293 for the approved Site Development Plan Review (SDR-9672), will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/21/04	The City Council approved a Rezoning (ZON-3888) for the subject site to the R-3 (Medium Density Residential and Apartment District) zoning district as a part of a larger request. Staff and the Planning Commission recommended approval on 03/25/04.
1/04/06	The City Council approved a Rezoning (ZON-9668) from R-3 (Medium Density Residential) to C-1 (Limited Commercial). A General Plan Amendment (GPA-9154) from M (Medium Density Residential) to SC (Service Commercial), a Site Development Plan Review (SDR-9672) for a Mixed-Use Development consisting of 442 residential units, 31,000 square feet of retail space, and 10,000 square feet of office space, and a Special Use Permit (SUP-9673) for a mixed-use development were also concurrently approved with this request. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no Building Permits or Business Licenses recorded against the subject property.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of request.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of request.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.0 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-3 (Medium Density Residential and Apartment District) Under a Resolution of Intent to C-1 (Limited Commercial)
North	Indian Reservation	M (Medium Density Residential)/ (SC) Service Commercial	M (Industrial)
South	Warehouse	C (Commercial - Las Vegas Redevelopment Plan Area)	M (Industrial)
East	Industrial/ Warehouse / Tavern and Motel	GC (General Commercial)	C-2 (General Commercial)
West	Rail Road/Junk Yard	ROW (Right of Way)/ LI/R (Light Industrial /Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails Pioneer Trail	X		Y*
Rural Preservation Overlay District			NA
Development Impact Notification Assessment			NA
Project of Regional Significance			NA

****Pioneer Trail*** The south and east property lines of the subject site are located along the Pioneer Trail alignment, which will be built by the city with funds allocated through BLM land sales. No additional action was required by the applicant.

ANALYSIS

This is the first Extension of Time request for the approved Rezoning (ZON-9668). Since the original approval on 1/04/06, there has been a change in the ownership on the southern portion of the subject site. There are two related Extensions of Time, EOT-26292 for the approved Special Use Permit (SUP-9673) and EOT-26293 for the approved Site Development Plan Review (SDR-9672), that will be heard concurrently with this request.

FINDINGS

Approval for this Rezoning (ZON-9668) required conformance to two particular conditions that a General Plan Amendment (GPA-9154) to a SC (Service Commercial) land use designation be approved by the City Council and that the applicant coordinate with the City Surveyor to determine if a Merger and Resubdivision Map or other map is required. There are also additional conditions requiring public street improvements, a Traffic Impact Analysis, and Drainage Studies to be submitted and approved prior to any building permits being issued. The applicant has not submitted any of these requested studies, maps, or civil plans as of 1/31/08.

Approval of this request is recommended with a two year time limit which will expire on 1/04/10.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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