

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26940 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER:
SOUTHWEST DESERT EQUITIES, LLC SAGUARO EQUITIES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-10804), if not exercised, shall expire on 3/01/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-10804) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Two-Year Extension of Time of an approved Site Development Plan Review (SDR-10804). This is the first requested time extension for the proposed 75-unit Single-Family Residential Development. The subject site is located on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard.

A related Extension of Time (EOT-26939) for the approved Rezoning (ZON-10807) accompanies this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
8/03/05	The City Council approved a petition to annex land generally located adjacent to the west side of Jones Boulevard, approximately 340 feet north of La Madre Way.
3/01/06	The City Council approved the request for a Rezoning (ZON10807) of 21.66 acres from the R-D (Single Family Residential - Restricted) Zoning District and the U (Undeveloped) Zoning District [R (Rural Density Residential) - Master Plan Designation]] to the R-PD 3 (Residential Planned Development - 3 Units Per Acre) Zoning District; a Site Development Plan Review (SDR-10804) for a proposed 75-unit Single-Family Residential Development; and a related petition for a Vacation (VAC-10808) on property generally located adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard. The Planning Commission recommended approval and Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
There are has been no building permits or business licenses filed against the subject property.	
<i>Pre-Application Meeting</i>	
A pre-application 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>	
Gross Acres:	21.66 acres
Net Acres:	19.88 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)/ U (Undeveloped) [R (Rural Density Residential) Master Plan Designation] Under a Resolution of Intent to R-PD 3 (Residential Planned Development 3 Units Per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)/ R-E (Residence Estates) U (Undeveloped) [R (Rural Density Residential) Master Plan Designation]
South	Undeveloped/ Church	R (Rural Density Residential)/ PF (Public Facilities)	R-D (Single Family Residential-Restricted)/ C-V (Civic)/ Clark County
East	Undeveloped/ Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates)/ R-E (Residence Estates) Under a Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)
West	Single Family Residential	L (Low Density Residential)	R-D (Single Family Residential-Restricted)

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

ANALYSIS

This is the first extension of time request for the proposed 75-unit Single Family Residential Development. In the time since the initial approval granted by City Council, the applicant has not made any progress on the proposed project in the form of map requests or building permits. The property has diversified the ownership on some of the affected parcels since the initial approval.

FINDINGS

Approval of this request is recommended with a two-year time limit that will expire on 3/01/10. Conformance to the conditions of approval for Site Development Plan Review (SDR-10804) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0