



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26688 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
NORTHWEST ESTATES, LLC ET AL

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-11188), if not exercised, shall expire on 4/05/10 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-11188) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for a Two-Year Extension of Time of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-301-001 and 002).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
6/14/99	The City Council approved a Rezoning (Z-0024-99) of approximately 227 acres comprising the original Lone Mountain West Master Plan area, located west of the proposed Beltway between Cheyenne Avenue and Lone Mountain Road, from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval.
7/17/02	The City Council approved the annexation (A-0083-01) of five acres located within the subject site on the north side of the Craig Road alignment, approximately 330 feet east of Puli Road.
2/05/03	The City Council approved the annexation (A-0038-02) of undeveloped property located in various parts of the city under the provisions of NRS 268.597 No.1 (B) containing approximately 495 acres, including a portion of the subject property. The Planning Commission and staff recommended approval. The effective date of the annexation was 2/14/03.
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval. Staff recommended denial.
3/15/06	The City Council approved a request for a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan (a) to add 4.95 acres to the plan area (APN 137-01-101-001), (b) to change the land use designation from: L (Low Density Residential) to: ML (Medium-Low Density Residential) and (C) amend Chapters One (Introduction) and Two (Land Use), figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan accordingly on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road, in conjunction with a Rezoning (ZON-11187) and a Vacation (VAC-11354).

4/05/06	The City Council approved a request for a Site Development Plan Review (SDR-11188) for a proposed 308-lot Residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval with staff recommending denial.
5/11/06	The Planning Commission approved a Tentative Map (TMP-12630) for a proposed 308-lot Residential Subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. NOTE: This Tentative Map will expire on 5/11/08 unless a Final Map is recorded.
2/14/08	The Planning Commission recommended denial of requested Major Modification (MOD-25974) to the Lone Mountain West Plan to amend the land use designation from: ML (Medium-Low Density Residential) to: MFM (Multi-Family Medium Residential) and denial of a related request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot Single Family Residential Development with a 296-unit multi-family residential development on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended denial for both requests. These items are scheduled to heard at the 3/19/08 City Council.

Related Building Permits/Business Licenses

There are no building permits or business licenses related with the subject property.

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

Gross Acres: 38.61 acres

Net Acres: 33.81 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PF-Public Facilities	U (Undeveloped)
East	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	RC (Resource Conservation)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	X		Y
<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 308-lot residential development. A Tentative Map (TMP-12630) was approved by the Planning Commission on 5/11/06 and will expire on 5/11/08, unless a Final Map is recorded. A Final Map has not been submitted nor have any plan checks or building permits been filed for construction. The applicant has recently submitted a Major Amendment (SDR-25487) to the approved Site Development Plan Review (SDR-11188) to replace a portion of the 308-lot single family residential development with a 296-unit Multi-Family Residential Development. This item, along with a companion Major Modification (MOD-(MOD-25974) to the Lone Mountain West Master Plan will be heard at the 3/19/08 City Council. The Planning Commission and staff recommended denial of both of these requests as they were determined the Multi-Family Residential use to be out of context with the surrounding environment.

FINDINGS

Approval of this request is recommended with a two-year time limit that will expire on 4/05/10. Conformance to the conditions of approval for Site Development Plan Review (SDR-11188) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0