



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26928 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: LAS
VEGAS 9-B, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-10200), if not exercised, shall expire on 2/15/10 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-10200) 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-10200) for the conversion of a 312-unit apartment project to a condominium development on 15.06 acres at 5900 Sky Pointe Drive. This application was initially approved by the City Council on 2/15/06.

There is a similar request for an Extension of Time (EOT-26930) of an approved Site Development Plan Review (SDR-10199) that has been filed with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
9/20/89	The City Council approved a Rezoning (Z-83-89) from N-U (Non-Urban) to R-3 (Limited Multiple Residence), R-PD18 (Residential Planned Development), R-PD6 (Residential Planned Development), and C-1 (Limited Commercial).
9/21/94	The City Council approved a Rezoning (Z-0093-94) from N-U (Non-Urban) and C-2 (General Commercial) to R-CL (Single Family Compact Lot) and R-PD18 (Residential Planned Development). The Planning Commission and Staff recommended approval.
2/15/06	The City Council approved a Site Development Plan Review (SDR-10200) for the conversion of a 312-unit apartment project to a condominium development at 5900 Sky Pointe Drive. The Planning Commission and Staff recommended approval.
5/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12638) for a 312-unit Condominium conversion (EAGLE CREST PHASE I) on 15.06 acres at 5900 Sky Pointe Drive. Staff recommended approval.
8/03/06	The request for the Technical Review of a Final Map (FMP-14247) for a 312-unit Condominium conversion (EAGLE CREST PHASE I) on 15.06 acres at 5900 Sky Pointe Drive was conditionally approved and an action letter was sent. NOTE: This map has not been submitted for final recordation.
<i>Related Building Permits/Business Licenses</i>	
There have been no Building Permits or Business licenses filed in relation with the conversion of the existing 312-unit condominium at 5900 Sky Pointe Drive.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	15.06 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residences	M (Medium Density Residential)	R-PD18 (Residential Planned Development 18 units per acre)
North	Multi-Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development 7 units per acre)
South	Multi-Family Residences	M (Medium Density Residential)	R-PD18 (Residential Planned Development 18 units per acre)
East	Multi-Family Residences	M (Medium Density Residential)	R-PD18 (Residential Planned Development 18 units per acre)
West	US 95	ROW (US 95)	ROW (US 95)

<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 Site Development Plan Review (SDR-10200) for the conversion of a 312-unit Apartment building into a Condominium located on 15.06 acres at 5900 Sky Pointe Drive. The applicant has received approval for Tentative Map (TMP-12638) and has successfully submitted a Final Map (FMP-14247) for technical review which was conditionally approved with an action letter sent on 8/03/06. However, the applicant has not submitted the Final Map to the County for final recordation. In addition, the applicant also has not submitted the required revised landscape plans showing the additional trees and landscaping as required by both the Site Development Plan Review (SDR-10200) and the Tentative Map (TMP-12638).

FINDINGS

Approval of this request is recommended with a two-year time limit that will expire on 2/15/10. Conformance to the conditions of approval for Site Development Plan Review (SDR-10200) shall be required in order to complete the conversion of the property from apartments to condominiums.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0