



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27588 - EXTENSION OF TIME REZONING -
APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC

**** CONDITIONS ****

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

Planning and Development

1. This Rezoning (ZON-20512) shall expire on 06/06/10, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-20512) and all other related actions 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 of an approved Rezoning (ZON-20512) of 33.52 acres from the C-M (Commercial/Industrial) Zoning District under a Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to the R-PD16 (Residential Planned Development - 16 Units per Acre) Zoning District. This Rezoning stems from a substantial change in the initial layout, thus requiring a new Site Development Plan Review and Rezoning request. This Rezoning was granted a one-year approval on 06/06/07 by the City Council. The subject property is located adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.

A related Extension of Time (EOT-27589) for a Site Development Plan Review (SDR-20523) has been filed concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot OffPremise Sign (Billboard) to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote on 07/15/91.
07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 06/28/94.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) OffPremise Sign (Billboards) on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) OffPremise Signs (Billboards) on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 09/28/00.

08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) OffPremise Signs (Billboards) on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request on 05/24/01.
12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment on 01/23/03.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended approval 01/23/03.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Signs (Billboards) adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the request on 04/24/03.
06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Signs (Billboards) adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 05/27/04.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR5312) application for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR for a proposed 5,000 square foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 site acres adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. Staff

	recommended denial, while the Planning Commission recommended approval.
--	---

03/01/06	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 01/26/06 while staff recommended denial.
06/06/07	The City Council approved Site Development Plan Review (SDR-20523) and related Rezone (ZON-20512) a Site Development Plan Review for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road, and a Rezoning from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 Units Per Acre) to R-PD16 (Residential Planned Development - 16 Units Per Acre). The Planning Commission and staff recommend approval on 04/26/07.
06/01/07	Civil Improvement Plans #22309 were processed for the demolition plan of the approved residential plan. These plans have not been approved to date.
06/26/07	Civil Improvement Plans #22709 were processed for a 513-unit condominium subdivision on 33.70 acres. These plans have not been approved to date.
06/28/07	The Planning Commission approved a Tentative Map (TMP-21699) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses related to this project. There are no permits on file regarding the demolition or removal of the two existing Off-Premise Signs (Billboards) that were required to be removed as a condition of approval to SDR-20523.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	33.47 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16
North	Industrial	LI/R (Light Industrial Research)	C-M (Commercial/Industrial)

South	Single Family Residential/Multi-Family Residential/Commercial	M (Medium Density Residential)/ ML (Medium-Low Density Residential)/ SC (Service Commercial)	R-CL (Single-Family Residential Compact Lot) / C-2 (General Commercial)
East	Airport	North Las Vegas	North Las Vegas
West	Commercial and High Density Residential	LI/R (Light Industrial/Research)	C-1 (Limited Commercial) R-3 (Medium Density Residential) U (Undeveloped) [SC (Service Commercial) General Plan Designation] C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area 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 35 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

ANALYSIS

This is the first requested extension of time for the proposed Rezoning (ZON-20512) since the initial approval granted by the City Council on 06/06/07. In the time since the initial approval, the applicant has shown moderate progress on the proposed Rezoning with the approval of a Tentative Map, which will expire on 06/28/07 unless a Final Map is recorded. Although the applicant has submitted plans for civil improvements, there have been no Plan Checks issued for construction on this site.

FINDINGS

The applicant has shown moderate progress towards the finalization of the requested Rezoning (ZON-20512). Staff recommends a two-year Extension of Time to expire on 5/16/10, unless

another Extension of Time is granted by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0