



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27713 - EXTENSION OF TIME - VARIANCE -
APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (VAR-11723) shall expire on 04/19/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for (VAR-11723) 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 (VAR-11723) to allow 11,627 square-feet of open space where 61,079 square-feet of open space required. This Variance is related to Site Development Plan Review (SDR-11728) for a proposed 79-lot Single Family Subdivision adjacent to the northwest corner of 25th Street and Charleston Boulevard.

A related Extension of Time (EOT-2771) for a Site Development Plan Review (SDR-11728) has been filed concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/13/97	The City Council approved a Special Use Permit (U-0063-97) application to allow the off-premise sale of packaged liquor in conjunction with a proposed drug store, on property located on the northeast corner of Fremont Street and Eastern Avenue. The Planning Commission and staff both recommended approval.
09/15/04	The City Council approved a request for a Site Development Plan Review (SDR4750) and Waivers in required landscape buffer, location of building, and parking tree spacing for a 60,000 square-foot commercial center on 5.4 acres. Staff and Planning Commission recommended approval.
04/19/06	The City Council approved a request for Rezoning (ZON-11718) from C-2 (General Commercial) to R-PD14 (Residential Planned Development - 14 Units Per Acre); a Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the required; a Site Development Plan Review (SDR-11728) for a proposed 85-lot Single-Family Development; and a Waiver (WVR-12176) to Title 18.12.100, allowing a 30-foot private street width where a 37-foot road is the minimum required by Code on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard.
11/02/06	The Planning Commission approved a request for a Tentative Map (TMP-16653) for a 79-lot Single-Family Development on 6.07 acres. NOTE: This map has expired

06/29/07	A Final Map (FMP-22974) for a 79-lot Single-Family Development on 4.23 acres was submitted for review on 06/29/07. NOTE: This map has not been recorded as the applicants have stated that they will proceed with mapping for two separate units.
03/31/08	Civil Improvement Plans #27563 were processed for Eastern Avenue Lofts Unit 1. These plans have not been approved to date.
03/31/08	Civil Improvement Plans #27564 were processed Eastern Avenue Lofts Unit 2. These plans have not been approved to date.
Related Building Permits/Business Licenses	
There are no related building permits of business licenses affiliated with this project.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application request, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application request, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	4.24 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	R-PD13 (Residential-Planned Development 13 units per acre)
North	Undeveloped/Multi-Family Residences	C (Commercial)	R-4 (High Density Residential)
South	Service Station/Car Wash/Pawn Shop	C (Commercial)	C-2 (General Commercial)
East	General Commercial Strip Center/Rite Aid (Drug Store)	C (Commercial)	C-2 (General Commercial)
West	Residential/Parking Lot/Bar	Unincorporated Clark County	Unincorporated Clark County

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
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 requested extension of time for an approved Variance (VAR-11723) to allow 11,627 square-feet of open space where 61,079 square-feet of open space required. Since the initial approval granted by the City Council on 04/19/08, the applicant has shown moderate progress on the proposed development with the approval of a Tentative Map and the submittal of a Final Map (FMP-22974) which has not been recorded. The applicants have stated that they intend to map the proposed subdivision into two phases. 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 Variance (VAR-11723) through the completion of the related Site Development Plan Review (SDR-11728). Staff recommends a two-year Extension of Time to expire on 04/19/10, 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