



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JUNE 04, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ROC-28132 - REVIEW OF CONDITION - PUBLIC HEARING -**  
**APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNERS: K R LAND**  
**COMPANY, LLC ET AL.**

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**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. Condition B of Site Development Plan Review (SDR-25760) shall be amended to read: This approval shall include the Master Development Plan and Design Standards submitted 02/13/08
2. Conformance to the Conditions of Approval for SDR-25760 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 a request for a Review of Condition to amend the 1/29/2008 date written in Condition B of the approved Site Development Plan Review (SDR-25760). This condition addresses the requirement for the Master Development Plan and Design Standards submitted on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
02/16/07	Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site.
06/06/07	The City Council approved a request to Amend (GPA-20465) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. Planning Commission and staff recommended denial.
04/16/08	The City Council approved a request for a Rezoning (ZON-25768) from the U (Undeveloped) [PCD (Planned Community Development)] Zone to the PD (Planned Development) Zone and a related request for a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot retail development on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way. The Planning Commission recommended approval with amended conditions on 03/13/08 with staff recommending denial.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related to this Review of Condition.	
<b><i>Pre-Application Meeting</i></b>	
05/14/08	A pre-application meeting was held with the applicant to discuss the requirements for requesting a Review of Condition B of the approved Site Development Plan Review (SDR-25760) in order to correct the date of the submitted Master Development Plan and Design Standards.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	23.62 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped, Clark County 215 Beltway	RNP (Rural Neighborhood Preservation Clark County)	R-E (Residential Estates) Unincorporated Clark County
South	Undeveloped	R (Rural Density Residential) and ROW (Right-of-Way)	Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	R (Rural Density Residential) and PF-CC (Public Facility Clark County)	U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates)

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

**ANALYSIS**

Condition B of the approved Site Development Plan Review currently reads as follows:

This approval shall include the Master Development Plan and Design Standards submitted 01/29/08.

Per Title 19.06.050(D)2.b, a Master Development Plan must be submitted for the PD (Planned Development) zoning district that outlines the permissible uses. The uses proposed with the Providence Square Planned Development are consistent with the C-1 (Limited Commercial) zoning district with the exception of the Tavern use. The significant difference between the 01/29/08 Master Development Plan is that a Tavern Use is allowed with an approved Special Use Permit whereas the 02/13/08 Master Development Plan does not allow the Tavern Use at all.

**FINDINGS**

Staff recommends approval of this review so that Condition B can be amended to refer to the Master Development Plan and Design Standards submitted 02/13/08.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      59

**APPROVALS**                      0

**PROTESTS**                      0