



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 18, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28067 - APPLICANT/OWNER: SHIRON DEVELOPMENT LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-9913) shall expire on 01/18/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-9913) 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 an Request for an Extension of Time for an approved Site Development Plan Review (SDR-9913) for a proposed four-story, Mixed-Use Development consisting of 725 condominium units, 65 Townhome residential units, 35,700 square-foot of commercial space, 58,000 square feet of office space and 15,000 square feet of Restaurant space with Waivers of the Town Center Development Standards for Building Placement and Perimeter, Parking Lot and Foundation Landscaping Requirements on 35.70 acres on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway.

There are two other related requests for an Extension of Time (EOT-28064 and EOT-28066) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/22/99	The City Council approved an Annexation [A-18-98(A)] to annex property generally located north of Centennial Parkway between Buffalo Drive and Tenaya Way, containing approximately 45 acres of land. The Planning Commission and staff recommended approval. The effective date of the annexation was 03/05/99.
12/01/99	The City Council approved a General Plan Amendment (GPA-0041-99) to amend a portion of the Northwest Sector Plan on property located on the north side of Centennial Parkway between Buffalo Drive and Tenaya Way, from R (Rural Density Residential (Town Center Expansion Area), to TC (Town Center); and an amendment to a portion of the Town Center Land Use Plan to allow SX-TC (Suburban Mixed Use) development, Size: 39.00 Acres. The Planning Commission and staff recommended denial.
09/20/02	The City Council approved a Rezoning (Z-0043-00) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) of 9.50 acres on the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved an Annexation (ANX-2256) to Annex property generally located on the northwest corner of Monte Cristo Way and Centennial Parkway containing approximately 0.94 acres. The Planning Commission and staff recommended approval. The effective date of the annexation was 08/15/03.

08/20/03	The City Council approved a General Plan Amendment (GPA-2549) to amend Map 3 of the Centennial Hills Sector Plan from R (Rural Density Residential) to TC (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway; a Rezoning (ZON-2548) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to T-C (Town Center); and a Vacation (VAC-2552) to Vacate a portion of Monte Cristo Way generally located between Darling Road and Centennial Parkway. The Planning Commission and staff recommended approval of these items.
07/28/04	An Extension of Time (EOT-4561) for an approved Vacation (VAC-2552) was administratively approved.
07/28/05	An Extension of Time (EOT-7244) for an approved Vacation (VAC-2552) was administratively approved.
09/07/05	The City Council approved a General Plan Amendment (GPA-7322) to modify Map No. 2 ("Off-Street Multi-Use Transportation Trail Alignments") and Map No. 6 ("Town Center Multi-Use Trail Alignments") of the Transportation Trails Element of the Las Vegas 2020 Master Plan to alter the alignment of a proposed multi-use transportation trail from adjacent to the east side of Pioneer Way and the south side of Darling Road to the north side of Centennial Parkway and the east side of John Herbert Boulevard. Planning Commission and staff recommended approval.
10/19/05	The City Council approved a petition to Vacate (VAC-8650) Pioneer Way between Darling Road and Centennial Parkway, generally located adjacent to the north side of Centennial Parkway, approximately 715 feet east of John Herbert Boulevard
01/18/06	The City Council approved General Plan Amendment (GPA-9146) to amend section 3.4.3(B) of the Centennial Hills Sector Plan to allow up to four-story buildings within the SX-TC (Suburban Mixed Use-Town Center) Land Use Designation subject to certain conditions; Major Modification (MOD-9918) of section A.3.D of the Town Center Development Standards Manual to allow a building height of four stories where two stories is the maximum height allowed under certain conditions; Rezoning (ZON-9908) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on 20.12 acres; Special Use Permit (SUP-9921) for a mixed use development; Vacation (VAC-9923) to Vacate a portion of a 60-foot public right of way generally located on Darling Road between John Herbert Boulevard and Tenaya Way; Vacation (VAC-9922), a petition to vacate a portion of the north half of Centennial Parkway extending west approximately 1,605 feet and a portion of the east half of John Herbert Boulevard north of the Centennial Parkway alignment; Waiver (WVR-10082) and Site Development Plan Review (SDR-9913) for a proposed four-story, 725 condominium; 65 town home residential development. Staff recommended approval for all related items. The Planning Commission did not have a supermajority vote for GPA-9146 and forwarded the item to City Council with a recommendation of denial, and voted for a recommendation of denial for VAC-9923. The Commission recommended approval for all other related cases.

02/09/06	The Planning Commission approved a Tentative Map (TMP-10725) for a Mixed-Use Development consisting of 725 condominium units, 65 town home units, and 1 commercial unit on 35.30 acres at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
07/25/06	A Final Map (FMP-15414) was submitted for technical review for Paxton Walk (aka Blue Marble Villages). This map consisted of 65 residential lots and three common element lots. This map was not recorded as there were outstanding issues regarding an incomplete survey.
09/21/06	An Extension of Time (EOT-15955) for an approved Vacation (VAC-2552) was administratively approved.
01/25/07	An Extension of Time (EOT-18688) for an approved Vacation (VAC-8650) was administratively approved.
02/22/07	An extension of Time (EOT-19143 and EOT-19144) for the approved Vacations (VAC-9922 and VAC-9933, respectively) was administratively approved.
09/17/07	An Extension of Time (EOT-24020) for an approved Vacation (VAC-2552) was administratively approved.
11/08/07	An Extension of Time (EOT-24591) for an approved Vacation (VAC-8650) was administratively approved.
12/18/2007	A Final Map (FMP-21718) was recorded for Paxton Walk (aka Blue Marble Villages) Unit I. This map consisted of 22 townhome units and one common element lots on 30.26 acres at the northwest corner of Centennial Parkway and Tenaya Way.
<i>Related Building Permits/Business Licenses</i>	
01/10/2008	Four separate building permits - #105548, #105549, #105550, #105551 - were issued under Plan Check #24614 for four (4) Single Family Dwellings located at 7206, 7212, 7218, and 7224 Slade Avenue. These permits have not received final inspection and will expire in 07/10/08 unless an extension of time is granted prior to the expiration date.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	35.70 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use Town Center Land Use)	T-C (Town Center)
North	Undeveloped/ Single Family Dwellings	R (Rural Density/ RNP (Rural Neighborhood Preservation)- Clark County/ DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)/ Clark County
South	Right-Of-Way/ (I-215)	Right-Of-Way/ (I-215)	Right-Of-Way/ (I-215)
East	Undeveloped	O (Office)/ R (Rural Density Residential)	O (Office)/ U (Undeveloped) Zone [R (Rural) General Plan Designation]
West	Shopping Center	SX-TC (Suburban Mixed Use Town Center Land Use)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District			Y
Development Impact Notification Assessment			Y
Project of Regional Significance			Y

ANALYSIS

This is the first extension of time request for the approved Site Development Plan Review (SDR-9913) for a proposed four-story, Mixed-Use Development consisting of 725 condominium units, 65 Townhome residential units, 35,700 square-feet of commercial space, 58,000 square feet of office space and 15,000 square feet of Restaurant space. Since the original approval on 01/18/06, the applicant has made notable progress in development with the issuance of four building permits for Single Family Dwellings that were approved under Plan Check #24614. There are still 18 remaining lots that have not had building permits issued. The applicant has also recorded of a Final Map (FMP-21718) for portion of the proposed development. It is important to note that the

building permits issued under the approved plan check expire 180 days from the issue date, unless an extension of time on the permit is issued. The applicant is seeking a two-year Extension of Time for this Site Development Plan Review (SDR-9913), and the related Waiver

(WVR-10082) and Special Use Permit (SUP-9921) entitlements, because the building permits are expected to expire on 07/10/08 which would cause the three entitlements to expire as well.

FINDINGS

The applicant has made progress in constructing the proposed residential portion of the Mixed-Use Development by having four building permits issued under the approved plan check #24614 and recording a Final Map (FMP-21718). Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval for Site Development Plan Review (SDR-9913) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0