



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28480 - EXTENSION OF TIME - REZONING -
APPLICANT: VALKEN DEVELOPMENT, LLC - OWNER: SV1, LLC

**** CONDITIONS ****

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

Planning and Development

1. This Rezoning (ZON-11678) shall expire on 06/07/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-11678) 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 an Extension of Time of an approved Rezoning (ZON-11678) of 11.16 acres from the R-E (Residence Estates) zoning district to the R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district on at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue.

There are two related Extensions of Time requests (EOT-28428 and EOT-28429) for a Site Development Plan Review (SDR-11680) and a Variance (VAR-11679) that will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/05	The City Council approved a petition to Annex (ANX-7327) the subject property. The effective date was 10/19/05. The Planning Commission recommended approval.
06/07/06	The City Council approved a General Plan Amendment (GPA-9127) to amend a portion of the Centennial Hills Sector Plan of the General Plan from the RE (Rural Estates) and RNP (Rural Neighborhood Preservation) land use designations to the R (Rural Density Residential) land use designation; a Rezoning (ZON-11678) from: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per Acre) to: R-PD3 (Residential Planned Development - 3 Units per Acre); a Site Development Plan Review (SDR-11680) for a proposed 40-lot Single-Family Residential Subdivision; and a Variance (VAR-11679) to allow no open space where 28,750 square feet of open space is required on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue. The Planning Commission and staff recommended denial on 04/27/06.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related with this request.	
<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>	
Gross Acres	11.16 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family residences/ Undeveloped	L (Low Density Residential)	R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
North	Single-family residences	DR (Desert Rural Density Residential)/ RNP (Rural Neighborhood Preservation)	R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	Single-family residences	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates) Clark County Designation/ R-E (Residence Estates)
East	Single-family residences	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single-family residences	R (Rural Density Residential)	R-1 (Single Family Residential)

<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			
Trails		X	NA
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This is the first request for an extension of time of an approved Rezoning (ZON-11678) of 11.16 acres from the R-E (Residence Estates) zoning district to the R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district and is related to a proposed 40-lot Single-Family Residential Subdivision approved under Site Development Plan Review (SDR-11680). This Rezoning (ZON-11678) is exercised concurrently with the approved Site Development Plan Review (SDR-11680) upon the recordation of a Final Map per Title 19.06.040 for a Residential Planned Development. Since the date of the initial approval the applicant has not submitted for review a Tentative Map, civil plans, or plan checks for the proposed development.

FINDINGS

Staff finds that this continuation of the approved Rezoning (ZON-11678) of 11.16 acres to a R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district for a 40-lot Single-Family Residential Subdivision is compatible with the surrounding residential land use. Staff recommends approval of a two-year extension of time, which will expire on 06/07/10, unless another extension of time is approved 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