



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 19, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-29674 EXTENSION OF TIME REZONING -
APPLICANT/OWNER: CHARLES H. SHIELDS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-4635) shall expire on 11/15/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to the conditions of approval of Rezoning (ZON-4635) as required by the Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive.

It is noted that there are two related Extension of Times (EOT-30803 and EOT-30794) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/29/03	A Code Enforcement case (3655) was processed for an abandoned motor scooter on a vacant lot across from 7180 West Azure Drive. The case was closed on 09/04/03.
09/09/03	A Code Enforcement case (4000) was processed for an individual selling bikes on a vacant lot (starting at 5:00 p.m. and on weekends) at 7180 West Azure Drive. The case was closed 09/16/03.
10/06/04	The City Council approved a request for a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive. The Planning Commission recommended denial on 09/09/04.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4638) for a proposed Office Parking Lot on 0.96 acres at 7180 West Azure Drive. The Planning Commission recommended denial on 09/09/04.
10/18/06	The City Council approved a request for an Extension of Time (EOT-16411) of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive.
10/18/06	The City Council approved a request for an Extension of Time (EOT-16402) of an approved Site Development Plan Review (SDR-4638) that allowed an Office and Parking Lot on 0.96 acres at 7180 West Azure Drive.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-15235) for a proposed Conversion of a Single-Family Residence to an Office on 0.96 acres at 7180 West Azure Drive. The Planning Commission recommended denial on 10/19/06.

11/15/06	The City Council approved a request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-15231) from R (Rural Density Residential) to O (Office) on a portion of 0.96 acres at 7180 West Azure Drive. The Planning Commission recommended denial on 10/19/06.
11/15/06	The City Council approved a request for Rezoning (ZON-15233) from R-E (Residence Estates) to P-R (Professional Office and Parking) on a portion of 0.96 acres at 7180 West Azure Drive. The Planning Commission recommended denial on 10/19/06.
Related Building Permits/Business Licenses	
There are no current business licenses or permits issued for this location.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.96

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Dwellings	O (Office)	R-E (Residence Estates) with a Resolution of Intent to P-R (Professional Office and Parking)
North	Single-Family Dwellings	R (Rural Neighborhood Preservation- Clark County)	RE (Rural Estates Residential- Clark County)
	Single-Family Dwellings	R (Rural Density Residential)	R-E (Residence Estates)
South	Vacant	O (Office)	O (Office)
East	Single-Family Dwellings	R (Rural Density Residential)	R-E (Residence Estates)
West	Retail Establishments	TC (Town Center)	T-C (Town Center District)

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

ANALYSIS

This is the second extension of time request for the proposed development. In the time since the previous extension of time, the applicant has not made any progress on the proposed project in the form of new applications or permits. The applicant is requesting the extension of time for the project due to financial delays. Approval of this request is recommended with a one-year time limit. Conformance to the conditions of approval for Rezoning (ZON-4635) shall be required.

FINDINGS

The P-R (Professional Office and Parking) zoning category is consistent with the existing General Plan Land Use designation of O (Office); therefore, staff is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0