



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 3, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-31284 EXTENSION OF TIME REZONING APPLICANT:
LAKESIDE MORTGAGE COMPANY - OWNER: ROBERT SMEATH- MULTIPLE OWNERS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-16609) shall expire on 12/20/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Rezoning (ZON-16609) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-16609) from R-E Residence Estates) to R-PD3 (Residential Planned Development- 3 Units per Acre) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.

It is noted that is one related Extension of Time (EOT-31287) that shall be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/04	The City Council Tabled a request for a Variance (VAR-3360) to allow a 27-foot side yard setback where Residential Adjacency Setback Standards require a minimum setback of 78 feet for a proposed Private School, Primary adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road. The Planning Commission recommended denial on 12/04/03.
02/04/04	The City Council Tabled a request for a Site Development Plan Review (SDR-3284) for a proposed Private School, Primary adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road. The Planning Commission recommended denial on 12/04/03.
08/22/05	A Code Enforcement case (33824) was processed for a vacant lot having a tractor-trailer parked on the edge of the lot, along with dumped tires at the southwest corner of Azure Drive and Torrey Pines Drive. The case was closed on 04/11/06.
09/19/05	A Code Enforcement case (34631) was processed for a vacant lot having dumped tires at the southwest corner of Torrey Pines Drive and Azure Drive. The case was closed on 04/12/06.
06/22/06	The Planning Commission voted to Table a request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-12373) from DR (Desert Rural Density Residential) to L (Low Density Residential) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.
06/22/06	The Planning Commission voted to Table a request for a Special Use Permit (SUP-12376) for private streets in conjunction with a proposed single-family residential development located at the southwest corner of Torrey Pines Drive and Azure Drive.

06/22/06	The Planning Commission voted to Table a request for a Rezoning (ZON-12377) from R-E (Residence Estates) to R-1 (Single Family Residential) on 7.02 acres located at the southwest corner of Torrey Pines Drive and Azure Drive.
12/20/06	The City Council approved a request for to Amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-16538) from DR (Desert Rural Density Residential) to R (Rural Density Residential) on 7.02 acres located at the southwest corner of Torrey Pines Drive and Azure Drive. The Planning Commission recommended approval on 11/02/06.
12/20/06	The City Council approved a request for Rezoning (ZON-16609) from R-E (Residence Estates) to R-PD3 (Residential Planned Development- 3 Units per Acre) on 7.02 acres located at the southwest corner of Torrey Pines Drive and Azure Drive. The Planning Commission recommended approval on 11/02/06.
12/20/06	The City Council accepted the withdrawal of a request for a Waiver (WVR-16610) to Title 18.12.160 to allow approximately 173 feet between street intersections where 220 feet is the minimum distance required on 7.02 acres located at the southwest corner of Torrey Pines Drive and Azure Drive. The Planning Commission recommended denial on 11/02/06.
12/20/06	The City Council approved a request for a Site Development Plan Review (SDR-16611) for a proposed 21-unit single-family residential subdivision on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive. The Planning Commission recommended approval on 11/02/06.
02/22/07	The Planning Commission approved a request for a Variance (VAR-19019) to allow zero square feet of open space where 15,137 square feet is required for a proposed 21-unit single-family subdivision on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.
05/24/07	The Planning Commission approved a request for a Tentative Map (TMP-18030) for a 21-lot single-family residential subdivision on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.

<i>Related Building Permits/Business Licenses</i>	
There have been no building permits or business licenses issued for the three parcels of land.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.02

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	R (Rural Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units per Acre)
North	Single-Family Dwellings	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single-Family Dwellings	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Dwellings	DR (Desert Rural Density Residential)	R-PD3 (Residential Planned Development- 3 Units per Acre)
West	Vacant Land	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<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 first extension of time request for the proposed development. In the time since the original approval of the Rezoning (ZON-16609), the applicant has made progress on the proposed project. This progress is in the form of an approved Tentative Map (TMP18030). The applicant is requesting an extension of time due to the current economic conditions in Las Vegas, along with additional time to complete a Final Map for the proposed project.

FINDINGS

The applicant has shown some progress on the proposed project. Approval of this request is recommended with a two (2) year time limit. Conformance to the conditions of approval of Rezoning (ZON-16609) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0