



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 4, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-32991 EXTENSION OF TIME SITE DEVELOPMENT
PLAN REVIEW APPLICANT: NEW VISTA COMMUNITY - OWNER: NEW VISTA
RANCH, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-16581) shall expire on February 7, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-16581) 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 Site Development Plan Review (SDR-16581) for a proposed two-story, 56-unit Assisted Living Apartment development with a 43,283 square-foot commercial Amusement/Recreation (Indoor) Facility, 3,024 square feet of Medical Office space, and 1,382 square feet of Retail space on 15.05 acres at 7875 North Rainbow Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/01	The City Council approved a request for an Annexation [A-0004-01(A)] for an area consisting of approximately 17.759 acres of land generally located on the southwest corner of Rainbow Boulevard and Grand Teton Drive, with an effective date of 11/30/01. The Planning Commission recommended approval on 03/22/01.
09/02/05	A Code Enforcement case (34237) was processed for nuisance water running down from Rainbow Boulevard and Grand Teton; Grand Teton and Buffalo; and Grand Teton and Tenaya, thereby creating a ditch and blocking a driveway. The case was closed on 09/06/05
02/07/07	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-16578) from DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 15.05 acres at 7875 North Rainbow Boulevard. The Planning Commission recommended approval on 11/16/06.
02/07/07	The City Council approved a request for Rezoning (ZON-16580) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to PD (Planned Development) on 15.05 acres at 7875 North Rainbow Boulevard. The Planning Commission recommended approval on 11/16/06.
02/07/07	The City Council approved a request for a Site Development Plan Review (SDR-16581) for a proposed Assisted Living Apartment development with a 43,283 square-foot commercial Amusement/Recreation (Indoor) Facility, 3,024 square feet of Medical Office space, and 1,382 square feet of Retail space on 15.05 acres at 7875 North Rainbow Boulevard. The Planning Commission recommended approval on 11/16/06.

06/08/08	A Code Enforcement case (66415) was processed for an illegal vendor selling fruit at 7875 North Rainbow Boulevard. The case was closed on 06/08/08.
<i>Related Building Permits/Business Licenses</i>	
08/03/06	A business license (N38-00007) was issued for a non-profit Homeless Shelter/Rescue Mission at 7875 North Rainbow Boulevard. The license is still active.
There are no building permits issued for the subject property.	
<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	15.05

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Proposed Assisted Living Apartment Development	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family Residences	PCD (Planned Community Development)	R-PD3 (Residential Planned Development - 3 Units per Acre)
South	Undeveloped Land-Proposed Single Family Residences	RNP (Rural Neighborhood Preservation)- Clark County	R-E (Rural Estates Residential)- Clark County
East	Undeveloped Land-Proposed Single Family Residences	RNP (Rural Neighborhood Preservation)- Clark County	R-E (Rural Estates Residential)- Clark County
West	Undeveloped Land	RN (Rural Neighborhood)- Clark County	R-A (Residential Agricultural)- Clark County

<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	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an extension of time for the proposed project. Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval. Since the original approval of the Site Development Plan Review (SDR-16581), the applicant has not made any progress on the proposed project in the form of building permits for the principal structure, nor has there been any significant change in land use for properties surrounding the subject site.

FINDINGS

The Site Development Plan Review (SDR-16581) has not met the requirements outlined in Title 19.18.050 to exercise the entitlement. The applicant is requesting an extension of time to raise additional capital to construct the project. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-16581) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0