



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34134 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-18376) shall expire on February 21, 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-18376) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for an Extension of Time of an approved Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard.

It is noted that there is one (1) related Extension of Time (EOT-34135) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/07	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-18374) from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
<i>Related Building Permits/Business Licenses</i>	
There are not current permits or business licenses issued for the subject site.	
<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	0.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Proposed 6,650 square-foot retail building	SC (Service Commercial)	R-E (Residence Estates) with a Resolution of Intent to C-1 (Limited Commercial)
North	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development-8 Units per Acre)
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residences	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)

<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		Y
A-O (Airport Overlay) District	X		Y
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 of an approved Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. 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 conjunction with its approval. Since the original approval of the project, the applicant has not been issued a building permit for the proposed development.

FINDINGS

The applicant is requesting an extension of time of the approved Site Development Plan Review to secure financing for the project. The requirements as outlined in Title 19.18.050 have not been met to exercise the entitlement; therefore, staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18376) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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