



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 20, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36845 – EXTENSION OF TIME – REZONING –

APPLICANT/OWNER: HOT ENDEAVOR LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Resolution) for a proposed three-story, 125-unit Senior Citizen Apartment Development. No plans have been submitted for review, nor have building permits been issued for the proposed use. New entitlements have been approved for a Senior Citizen's Apartment development to the east of the subject site. The applicant is requesting an extension of time due to a bankruptcy and financial difficulties. Staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/83	The City Council approved a request for a Petition to Annex (A-0010-83) property generally located west of Lorenzi Boulevard between Westcliff Drive and Washington Avenue containing approximately 922 acres of land with an effective date of 12/30/83. The Planning Commission recommended approval on 09/08/83.
03/21/01	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0037-00) from ROW (Right-of-Way) to PF (Public Facilities) on 2.5 acres on the south side of Washington Avenue, approximately 550 feet west of Buffalo Drive. The Planning Commission recommended approval on 02/08/01.
05/15/02	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0003-02) from ROW (Right-of-Way) and P (Parks/Recreation/Open Space) to P (Parks/Recreation/Open Space) on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission recommended approval on 04/11/02.
	The City Council approved a related request for Rezoning (Z-0017-02) from U (Undeveloped) [ROW (Right-of-Way) general Plan Designation] and C-V (Civic) to C-V (Civic).

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/16/02	The City Council approved a request for a Site Development Plan Review [Z-0017-02(1)] for a proposed City Park on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive. The Planning Commission recommended approval on 04/11/02.
08/16/06	The City Council approved a request for a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. The Planning Commission recommended denial on 07/13/06.
	The City Council approved a related request for a Site Development Plan Review (SDR-13866) for a 125-unit Senior Living Apartment Facility.
12/05/07	The City Council approved a request for a Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit Senior Citizen Apartment Development adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive. The Planning Commission recommended approval on 11/08/07.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28526) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.
<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses have been issued for the proposed use.	
<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	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Senior Citizen Apartment Development	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation] with a Resolution of Intent to R-3 (Medium Density Residential)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
North	ROW (Right-of-Way)- Summerlin Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Condominiums	M (Medium Density Residential)	R-PD11 (Residential Planned Development- 11 Units per Acre)
East	Townhouses	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development- 10 Units per Acre)
West	Apartments	M (Medium Density Residential)	R-PD16 (Residential Planned Development- 16 Units per Acre)

<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 second request for an Extension of Time of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) for a proposed three-story, 125-unit Senior Citizen Apartment Development located adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive.

No plans have been submitted for review, nor have building permits been issued for the proposed use. Title 19.18.040 allows an extension of time or reinstatement of zoning approval as long as the zoning continues to conform to the use and density classification of the General Plan, and remains consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time due to a bankruptcy and financial difficulties. The rezoning conforms to the use and density classification of R-3 (Medium Density Residential) and is consistent with the surrounding area and pattern of development; 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