



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 20, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-36846 – EXTENSION OF TIME – SITE DEVELOPMENT
PLAN REVIEW – APPLICANT/OWNER: HOT ENDEAVOR LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-24254) shall expire on December 5, 2011 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-24254) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with a previously approved Site Development Plan Review (SDR-24254) 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. There have been new entitlements approved for Senior Citizen Apartment developments 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 with a two-year time limit.

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>	
There have been no building permits or business licenses 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 first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-24254) 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 19.18.050 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.

FINDINGS

The Site Development Plan Review (SDR-24254) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. There have been new entitlements approved for Senior Citizen Apartments 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 with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-24254) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0