



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC

** STAFF RECOMMENDATION(S) **

Staff recommends APPROVAL, subject to conditions:

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37797	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-37797 CONDITIONS

Planning and Development

1. This Site Development Plan Review (SDR-10748) shall expire on March 15, 2012 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-10748) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
3. All illegal signage on the property shall be removed within 10 days of City Council action or permitted within 30 days of City Council action.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-10748) for the conversion of a 144-unit apartment complex to condominiums on 6.71 acres located at 3651 North Rancho Drive. The applicant received approval for a Tentative Map (TMP-14283) for the conversion to condominiums on August 24, 2006, and later received approval for a Final Map (FMP-28242) on June 4, 2008, but failed to complete the recording process, thereby allowing the map to expire. Staff conducted a field check of the subject site and found the overall site neat and clean in appearance with the landscaping areas being properly maintained. Staff did notice two wooden signs on the property that are not permitted.

The applicant is requesting the extension of time due to the economic downturn in Las Vegas. Staff has no objection to the request and recommends approval. If denied, the Site Development Plan Review (SDR-10748) would be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/15/06	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-10745) from SC (Service Commercial) to M (Medium Density Residential) on 6.71 acres at 3651 North Rancho Drive. The Planning Commission recommended approval on 02/09/06.
	The City Council approved a related request for a Rezoning (ZON-10747) from C-2 (General Commercial) to R-3 (Medium Density Residential).
	The City Council approved a related request for a Site Development Plan Review (SDR-10748) for the conversion of a 144-unit apartment complex to condominiums.
08/24/06	The Planning Commission approved a request for a Tentative Map (TMP-14283) for a 144-unit condominium development at 3651 North Rancho Drive.
05/07/08	The City Council approved a request for an Extension of Time (EOT-27364) of a previously approved Rezoning (ZON-10747) from C-2 (General Commercial) to R-3 (Medium Density Residential) at 3651 North Rancho Drive.
	The City Council approved a related request for an Extension of Time (EOT-27359) of a previously approved Site Development Plan Review (SDR-27359) for the conversion of a 144-unit apartment complex to condominiums.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/04/08	The Planning and Development Department and Department of Public Works administratively approved with conditions a request for a Final Map Technical Review (FMP-28242) for the Cypress Springs Condominiums.
<i>Related Building Permits/Business Licenses</i>	
03/01/94	A business license (A07-01206) was issued for Apartments at 3651 North Rancho Drive. The license is still active.
No building permits have been issued for the proposed project.	

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
04/06/10	Staff conducted a field check of the subject site with the following observations: • The overall property appeared free of debris/trash and the landscape areas were being well maintained. • There were a couple of illegal sign on the property which included one that advertised the apartments with a phone number to call, and the second advertising free cable in every apartment.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.71

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential and Apartments)
North	Condominiums	SC (Service Commercial)	R-3 (Medium Density Residential and Apartments)
	Retail Establishments	SC (Service Commercial)	C-2 (General Commercial)

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South	Retail Establishments	SC (Service Commercial)	C-2 (General Commercial)
	Single Family Dwellings	M (Medium Density Residential)	R-CL (Single-Family Compact-Lot)
East	Auto Repair Garage and Retail Establishments	GC (General Commercial)	C-2 (General Commercial)
West	Vacant Land and Single Family Dwellings	DR (Desert Rural)	R-E (Residence Estates)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		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 Site Development Plan Review (SDR-10748) for the conversion of a 144-unit apartment complex to condominiums located at 3651 North Rancho Drive. The applicant received approval for a Tentative Map (TMP-14283) for the conversion to condominiums on 8/24/06, and later received approval for a Final Map (FMP-28242) on 6/4/08, but failed to complete the recording process, thereby allowing the map to expire. Staff conducted a field check of the subject site on 4/6/10 and found the overall site neat and clean in appearance with the landscaping areas being properly maintained. Staff did notice two wooden signs on the property that are not permitted. There has been a new entitlement approved for property in the surrounding area that includes a truck rental use to the northeast.

In this case, the Site Development Plan Review is exercised upon the recordation of a final map for the conversion.

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FINDINGS

The Site Development Plan Review (SDR-10748) has not met the requirements outlined in Title 19.18.050, as the previously approved Final Map expired. The illegal signage on site has been addressed as a condition of approval. The applicant is requesting the extension of time due to the economic downturn in Las Vegas. Staff has no objection to the request and recommends approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-10748) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0