



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: KR LAND COMPANY, LLC - OWNER: NEVADA COMMERCE BANK, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37926	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-37926 CONDITIONS

Planning and Development

1. This Site Development Plan Review (SDR-25760) shall expire on April 16, 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-25760) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with a previously approved Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot retail development located at the southeast corner of Hualapai Way and Deer Springs Way. No plans have been submitted for review nor have any building permits been issued for the proposed project. There has been a new entitlement in the surrounding area for a 19-lot single family development to the north. The applicant is requesting an Extension of Time due to the current economic conditions in the Las Vegas area. Staff has no objection to the request and recommends approval. If denied, the Site Development Plan Review (SDR-25760) would be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/07/07	The City Council approved a request for a Petition to Annex (ANX-12215) an area consisting of approximately 253.5 acres, generally located on the north and south sides of I-215 between Shaumber Road and Fort Apache Road with an effective date of 02/16/07. The Planning Commission recommended approval on 07/13/06.
06/06/07	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-20465) from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. The Planning Commission recommended denial on 04/26/07.
04/16/08	The City Council approved a request for Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way. The Planning Commission recommended approval on 03/13/08.
	The City Council approved a related request for Petition to Vacate (VAC-25759) portions of U.S. Government Patent Easements generally located east of Hualapai Way and south of Deer Springs Way.
	The City Council approved a related request for a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot Retail Development.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/04/08	The City Council approved a request for a Review of Condition (ROC-28132) to remove Condition B of a previously approved Site Development Plan Review (SDR-25760), which required the master development plan and design standards submitted 1/29/08 on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way.
06/26/08	The City Council approved a request for a Petition to Vacate (VAC-28087) U.S. Government Patent Easements generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval on 06/26/08.
04/23/09	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-33656) of a previously approved Vacation (VAC-25759) that vacated portions of U.S. Government Patent Easements generally located east of Hualapai Way and south of Deer Springs Way.
	The Planning and Development Department administratively approved a related request for an Extension of Time (EOT-33657) of a previously approved Vacation (VAC-28087) that vacate U.S. Government Patent Easements generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way.
05/27/10	The Planning and Development Department is scheduled to hear a request for an Extension of Time (EOT-37923) of a previously approved Petition to Vacate (VAC-28087) U.S. Government Patent Easements generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way.
	The Planning and Development Department is scheduled to hear a related request for an Extension of Time (EOT-37924) of a previously approved Petition to Vacate (VAC-25759) U.S. Government Patent Easements generally located east of Hualapai Way and south of Deer Springs Way.

<i>Related Building Permits/Business Licenses</i>	
09/24/08	A building permit (124155) was issued for a temporary subdivision directional sign at 6756 N. Hualapai Way.
11/25/09	A building permit (152022) was issued for a temporary subdivision directional sign at 6756 N. Hualapai Way.

<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.

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Field Check	
04/18/10	Staff conducted a field check of the subject site with the following observations: • There was a small amount of trash scattered on the property, in addition to two subdivision directional signs. • A mobile caterer was set up on the property along the road (was not there the following day).

Details of Application Request	
Site Area	
Gross Acres	23.62

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped Land-Proposed Retail Development	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped Land-Clark County	RL (Residential Low)-Clark County	R-E Rural Estates Residential)- Clark County
South	Right-of-Way (ROW)	Right-of-Way (ROW)	Right-of-Way (ROW)
East	Undeveloped Land	PF (Public Facility)	U (Undeveloped) [PF (Public Facility) General Plan Designation]
West	Undeveloped Land	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
PCD (Planned Community Development) District	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

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ANALYSIS

This is the first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs Way. No plans have been submitted for review nor have any building permits been issued for the proposed project. Staff conducted a field check of the subject site and found a small amount of trash on the property and a mobile caterer parked along the street. Staff rechecked the site the following day and the mobile catering truck was not there. There has been a new entitlement to the north for a 19-lot single family development; the proposed project is still compatible with the surrounding area.

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 has not met the requirements outlined in Title 19.18.050 to exercise the entitlement as no building permits have yet to be issued. The applicant is requesting an Extension of Time due to the current economic conditions in the Las Vegas area. 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-25760) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0