

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JULY 7, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-38379	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-38379 CONDITIONS

Planning and Development

- 1.This Site Development Plan Review (SDR-28313) shall expire on August 6, 2013 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-28313) 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 previous approval for a Site Development Plan Review (SDR-28313) for a City Park. The property is part of the Las Vegas Wash Park Phase 2 (aka Harris Trailhead) that is intended to serve as a trail head facility for the Las Vegas Wash Trail along the west side of the Las Vegas Wash and a neighborhood pocket park for the adjacent neighborhood with a private drive connecting Harris Avenue to Nettie Avenue.

No building permits have been issued for the proposed project. There have not been any changes in land use or new development in the surrounding area. The applicant is requesting an Extension of Time pending funding for the project. Staff does not object to the request and is therefore recommending approval. If the request is denied, the Site Development Plan Review (SDR-28313) will be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/18/02	The City Council approved a request for Rezoning (Z-0041-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development- 3 Units per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment. The Planning Commission recommended approval on 11/21/02. Note: City Council approved the Rezoning to R-PD2 (Residential Planned Development- 2 Units Per Acre)
	The City Council approved a related request for a Site Development Plan Review [Z-0041-02(1)] for a proposed 15-lot single family subdivision. Note: City Council approved a maximum of nine (9) lots.
02/02/05	The City Council approved a request for an Extension of Time (EOT-5844) of a previously approved Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single family development on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment.
08/06/08	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-28313) from R (Rural) to PF (Public Facilities) on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue. The Planning Commission recommended approval on 07/10/08.
	The City Council approved a related request for Rezoning (ZON-28311) from R-PD2 (Residential Planned Development- 2 Units Per Acre) to C-V (Civic).

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08/06/08	The City Council approved a related request for a Waiver to Title 18.12.130 (WVR-28569) to allow Nettie Avenue to terminate in a dead end street where a cul-de-sac is required 120-feet west of the intersection of Nettie Avenue and Marco Street.
	The City Council approved a related request for a Site Development Plan Review (SDR-28313) for a City Park.

Related Building Permits/Business Licenses

There have not been any building permits or business licenses issued for the proposed project.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

06/09/10	Staff conducted a field check of the subject site with the following observation:
	• The subject site was free of trash and debris, but did have a utility trailer parked on the northeast corner of the lot. • Worker were observed on the property trimming or cutting down some of the bushes/trees not far from the drainage channel

Details of Application Request

Site Area

Gross Acres	3.93
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<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	Undeveloped Land-Proposed City Park	PF (Public Facilities)	C-V (Civic)
North	Junior High School	PF (Public Facilities)	C-V (Civic)

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South	Undeveloped Land-Proposed Office Buildings and Mini Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Drainage Channel	PF (Public Facilities)	ROW (Right-of-Way)
East	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residences)
	Drainage Channel	PF (Public Facilities)	ROW (Right-of-Way)

<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		X	N/A
Trails	X		Y
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 first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-28313) for a City Park that is part of the Las Vegas Wash Park Phase 2 (aka Harris Trailhead) intended to serve as a trailhead facility for the Las Vegas Wash along the west side of the Las Vegas Wash and a neighborhood pocket park for the adjacent neighborhood. No building permits have been issued for the proposed project. There have not been any changes in land use or new development in the surrounding area. Staff conducted a field check of the subject site and found it free of debris/trash with a utility trailer parked at the northeast corner of the property. Additionally, there appeared to be workers trimming and/or cutting some of the brush near the drainage channel.

FINDINGS

As no building permits have yet to be issued for the proposed project, the Site Development Plan Review (SDR-28313) has not met Title 19.18.050 requirements to exercise the entitlement. The applicant is requesting an Extension of Time pending funding for the project. Staff has no objection to the request and is therefore recommending approval with a three-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-28313) shall be required.

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0