

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: FEBRUARY 2, 2011

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CHARLES & GAIL SHIELDS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-39951	Staff recommends APPROVAL.	None

Staff Report Page One
February 2, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is undeveloped land on the north and a single-family residence on the southern portion of the parcel, which totals 0.96 acres in its entirety. The applicant received previous approval for Rezoning (ZON-15233 and ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) for the proposed conversion of the single family dwelling to an office. The Rezoning to P-R (Professional Office and Parking) aligns with the General Plan designation of O (Office). There has been a change in the zoning designation of property to the south of the subject site from U (Undeveloped) to O (Office), and new development that includes a convenience store with restricted gaming and fuel pumps to the southwest; and beer/wine/cooler off-sale within a retail establishment to the west.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/17/00	The City Council approved a Petition to Annex [A-0044-99(A)] an area consisting of approximately 19.069 acres of land located on the southeast corner of Regena Avenue and Tenaya Way. The Planning Commission and staff recommended approval. The Annexation became effective on 05/26/00.
10/06/04	The City Council approved a request to amend a portion of the Centennial Hills Inter-local Land Use Plan of the General Plan (GPA-4631) from R (Rural) to O (Office) on 0.96 acres at 7180 West Azure Drive. The Planning Commission and staff recommended denial.
	The City Council approved a related request for Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking).
	The City Council approved a related request for a Site Development Plan Review (SDR-4638) for a proposed office and parking lot.
10/18/06	The City Council approved a request for an Extension of Time (EOT-16411) of a previously approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-16402) of a previously approved Site Development Plan Review (SDR-4638) that allowed an office and parking lot.

Staff Report Page Two
February 2, 2011 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/15/06	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-15231) from R (Rural Density Residential) to O (Office) on a portion of 0.96 acres at 7180 West Azure Drive. The Planning Commission and staff recommended denial.
	The City Council approved a related request for Rezoning (ZON-15233) from R-E (Residence Estates) to P-R (Professional Office and Parking).
	The City Council approved a related request for a Site Development Plan Review (SDR-15235) for a proposed conversion of a single-family residence to an office.
11/19/08	The City Council approved a request for an Extension of Time (EOT-30803) of a previously approved Rezoning (ZON-15233) from R-E (Residence Estates) to P-R (Professional Office and Parking) on a portion of 0.96 acres at 7180 West Azure Drive. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-29674) of a previously approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking).
	The City Council approved a related request for an Extension of Time (EOT-30794) of a previously approved Site Development Plan Review (SDR-15235) for the proposed conversion of a single family residence to an office.
12/01/10	The City Council approved a request for an Extension of Time (EOT-39951) of a previously approved Rezoning (ZON-15233) from R-E (Residence Estates) to P-R (Professional Office and Parking) on a portion of 0.96 acres at 7180 West Azure Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
05/08/90	A deed was recorded for a change in ownership (125-27-503-008).

<i>Related Building Permits/Business Licenses</i>
There are no current business licenses nor have there been any building permits issued or plans submitted for review 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.

Staff Report Page Three
February 2, 2011 - City Council Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.96

<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 and Single-Family Residence	O (Office)	R-E (Residence Estates) with a Resolution of Intent to P-R (Professional Office and Parking)
North	Single-Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped Land	O (Office)	O (Office)
East	Single-Family Residences	R (Rural Density Residential)	R-E (Residential Estates)
West	Retail Establishments and Storage	TC (Town Center)	T-C (Town Center) [GC (General Commercial) Town Center Special Land Use Designation]

<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	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 Rezoning (ZON-15233) and third request for Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) at 7180 West Azure Drive. The Rezoning (ZON-4635 and ZON-15233) were approved independently, each addressing only a portion of the entire parcel (APN 125-27-503-008). In addition, the applicant had received previous approval for a Site Development Plan Review (SDR-15235) to convert the existing single-family residence to an office, but due to constant requests for changes to the design by potential tenants, the applicant has decided to allow the Site Development Plan Review (SDR-15235) to expire and will resubmit a new plan when a tenant is secured.

Staff Report Page Four
February 2, 2011 - City Council Meeting

FINDINGS

The applicant is requesting an extension of time due to architectural issues for the proposed project. The Rezoning to P-R (Professional Office and Parking) aligns with the General Plan designation of O (Office). There has been a change in the zoning designation of property to the south of the subject site from U (Undeveloped) to O (Office), and new development that includes a convenience store with restricted gaming and fuel pumps to the southwest; and beer/wine/cooler off-sale within a retail establishment to the west. The Rezoning (ZON-15233 and ZON-4635) does not negatively affect the changes in land use and development in the surrounding areas and remains in compliance with Title 19.18.04 requirements; therefore, staff is recommending approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0