

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: KB HOME NEVADA, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41823	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-41823 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-21091) shall expire on July 11, 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-21091) and all other site related actions as required by the Department of Planning and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with a previous approval for a Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit multi-family development located at the southeast corner of Egan Crest Drive and Grand Teton Drive. No plans have been submitted for review, nor have any building permits been issued for the proposed development. The applicant is requesting an Extension of Time as current market and economic conditions in Las Vegas have delayed financing for the project. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/06/02	The City Council approved a request for a Petition to Annex (A-0026-01) approximately 95.0 acres generally located on the south side of Grand Teton Road, 1,000 feet west of Hualapai Way. The Planning Commission recommended approval. The annexation became effective on 02/15/02.
02/05/03	The City Council approved a request for a Petition to Annex (A-0035-02) approximately 1,056.684 acres generally located between Grand Teton Drive to the north, Hualapai Way to the east, Puli Road to the west, and Centennial Hill Parkway and the I-215 beltway. The Planning Commission recommended approval. The annexation became effective on 02/14/03.
08/06/03	The City Council approved a request for a Petition to Vacate U.S. Government Patent Reservations (VAC-2412) generally located west of Hualapai Way, between Grand Teton Drive and Centennial Parkway. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-3955) to change land use designations from Village Commercial to Medium-Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small lot; and from Medium-Low Density Residential to Public Facilities; to modify section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
06/16/04	The City Council approved a request to amend the Master Plan of Streets and Highways for the addition of major roads within Cliff's Edge Master Plan generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/21/04	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-4358) for 'Cliff's Edge Parent'. The map was recorded on 08/19/04, CLV Drawing #4816.
09/15/04	The City Council approved a request for a Petition to Vacate U.S. Government Patent Easements (VAC-4707) generally located east of Puli Road between Grand Teton Drive and Farm Road. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-5309) for a proposed 224-unit residential condominium development on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.
12/16/04	The Planning Commission approved a request for a Tentative Map (TMP-5577) for a 224-unit residential condominium subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.
01/19/05	The City Council approved a request for a Petition to Vacate U.S. Government Patent easements generally located south of Grand Teton Drive, east of Egan Crest Drive. The Planning Commission and staff recommended approval.
08/03/05	The City Council approved a request for a Waiver to Title 18.12.130 (WVR-7115) to allow a private drive length of 165 feet where 150 feet is the maximum allowed and a waiver of Title 18.12.100 to allow a private street width of 35 feet where 39 feet is the minimum required on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a related request for a Site Development Plan Review (SDR-6728) for a proposed 323-lot single family attached residential development. The Planning Commission and staff recommended approval.
08/11/05	The Planning Commission approved a request for a Tentative Map (TMP-7332) for a 323-lot single family attached residential development on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.
11/16/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-9174) to establish standards for rear loaded residential small lot housing products and to add section 3.2.5B to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
12/05/05	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-10159) for "Oxford Commons Unit 1." The map was recorded on 05/01/06 as CLV Drawing 107Y4919-1.

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03/14/06	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-11286) for “Oxford Commons Unit 2.” No recordation date is annotated- CLV drawing is 107Y4919-2.
09/14/06	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-16194) for “Oxford Commons Unit 2.” The map was recorded on 10/20/06, CLV drawing #107Y4919-2.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit multi-family residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive. The Planning Commission and staff recommended approval.
07/24/07	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-22851) for “Oxford Commons Units 1&2 (Reversionary).” The map was not recorded.
06/17/09	The City Council approved a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit multi-family residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
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01/05/05	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>
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There have not been any plans submitted for review, building permits or business licenses issued for the subject site.

<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.

<i>Details of Application Request</i>	
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<i>Site Area</i>	
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Gross Acres	20.9
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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 Multi-Family Development	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped Land	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Single Family Residences	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped land	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family Residences	PCD (Planned Community Development)	PD (Planned Development)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Cliff's Edge	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned 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

ANALYSIS

This is the second request for an Extension of Time of a previously approved Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit multi-family residential development at the southeast corner of Egan Crest Drive and Grand Teton Drive. No plans have been submitted for review, nor have any building permits been issued for the proposed development.

Title 19.16.100 of the Unified Development Code deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site.

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FINDINGS

The Site Development Plan Review (SDR-21091) has not met the requirements outlined in Title 19.16.100 to exercise the entitlement as no building permits have been issued. The applicant is requesting an extension of time as current market and economic conditions in Las Vegas have delayed financing for the project. Staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-21091) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0