

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SE PARTNERS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41928	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-41928 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-20957) shall expire on June 20, 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-20957) 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 previous approval for a Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park within a portion of 0.98 acres at 1200 North Lamb Boulevard. 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 due to the declining economy. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/18/89	The City Council approved a request for Rezoning (Z-0126-88) from R-E (Residence Estates) to R-MHP (Residential Mobile Home Park) of property located west of Lamb Boulevard, between Owens Avenue and Washington Avenue.
06/20/07	The City Council approved a request for Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park.
05/20/09	The City Council approved a request for an Extension of Time (EOT-33962) of a previously approved Rezoning (ZON-20956) from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) within a portion of 0.98 acres at 1200 North Lamb Boulevard. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-33963) of a previously approved Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing Mobile/Manufactured Home Park.

<i>Most Recent Change of Ownership</i>	
10/22/07	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (T04-00054) was issued for a Trailer Park at 1200 North Lamb Boulevard. The license is still active.
There have not been any plans submitted for review or building permits issued for the proposed development.	

<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>	
<i>Site Area</i>	
Gross Acres	0.98

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped Land-Proposed Nine-Lot Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
North	Multi-Family Residences	M (Medium Density Residential)	R-PD16 (Residential Planned Development- 16 Units per Acre)
	Single Family Residences	ML (Medium-Low Density Residential)	R-CL (Single Family Compact Lot)
South	Mobile/Manufactured Homes	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
East	Mobile/Manufactured Homes	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Mobile/Manufactured Homes	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)

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<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 Site Development Plan Review (SDR-20957) for a proposed nine-lot addition to an existing mobile/manufactured home park at 1200 North Lamb Boulevard. 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.

FINDINGS

The Site Development Plan Review (SDR-20957) has not met the requirements outlined in Title 19.16.100 to exercise the entitlement as no building permits have been issued for the nine-lot addition to the mobile/manufactured home park. The applicant is requesting an extension of time due to the declining economy. Staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-20957) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0