



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 7, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-43603 EOT-43605 EOT-43606	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-43603 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-9666) shall expire on November 7, 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-9666) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-43605 CONDITIONS

Planning

- 1.This Special Use Permit (SUP-9665) shall expire on November 7, 2013 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Special Use Permit (SUP-9665) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-43606 CONDITIONS

Planning

1. This Special Use Permit (SUP-9664) shall expire on November 7, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-9664) 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 Service Station with an accessory Car Wash, a proposed Tavern, and a Convenience Store with waivers of building placement and foundation landscaping requirements at the southwest corner of Oso Blanca Road and Kyle Canyon Road. No plans have been submitted for review nor have any building permits been issued for the proposed development. The applicant is requesting Extension of Times for the Site Development Plan Review (SDR-9666) and two Special Use Permits (SUP-9664 and SUP-9665) as they recently hired new property management who require additional time to gather pertinent information pertaining to the project. As the surrounding areas have not experienced any significant changes in land use or new development, staff is recommending approval with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/01/05	The City Council approved a request for a Petition to Vacate (ANX-5528) an area consisting of approximately 529 acres, generally located north of Iron Mountain Road and west of Hualapai Way. The Planning Commission and staff recommended approval. The Annexation became effective on 06/10/05.
11/07/07	The City Council approved a request for Rezoning (ZON-9662) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Special Use Permit (SUP-9664) for a proposed Service Station.
	The City Council approved a related request for a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern).
	The City Council approved a related request for a Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/09	The City Council approved a request for an Extension of Time (EOT-36622) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-36618) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern).
	The City Council approved a related request for an Extension of Time (EOT-36623) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element.

<i>Most Recent Change of Ownership</i>	
08/27/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There have not been any plans submitted for review, nor have any building permits been 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	2.48

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<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 Service Station, Car Wash, Tavern with a Retail Element	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped Land	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
South	Undeveloped Land	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
East	Undeveloped Land	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
West	Undeveloped Land	PCD (Planned Community Development)	U (Undeveloped) [SC (Service Commercial) General Plan 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 Extension of Times of a previously approved Site Development Plan Review (SDR-9666) for a 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Convenience Store with waivers of building placement and foundation landscaping requirements with two associated Special Use Permits (SUP-9664 and SUP-9665) for the Service Station and Tavern. No plans have been submitted for review nor have any building permits been issued for the proposed development.

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Title 19.16.110 and 19.16.100 deems a Special Use Permit and Site Development Plan Review exercised upon the issuance of business license and a building permit for the principal structure.

FINDINGS

The Special Use Permits (SUP-9664 and SUP-9665) and Site Development Plan Review (SDR-9666) have not been exercised in accordance with the requirements of Title 19.16.110 and 19.16.100 as no business licenses or building permits have been issued for the proposed development. The applicant is requesting Extension of Times for the two Special Use Permits (SUP-9664 and SUP-9665) and Site Development Plan Review (SDR-9666) as they recently hired new property management who require additional time to gather pertinent information pertaining to the project. As the surrounding areas have not experienced any significant changes in land use or new development, staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Special Use Permits (SUP-9664 and SUP-9965) and Site Development Plan Review (SDR-9666) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0