



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - EOT-16956 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: RINKAI AMERICA INC

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on November 3, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5028) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/03/04	The City Council approved a Site Development Plan Review (SDR-5027) and Waivers of Downtown Centennial Plan Standards for streetscaping, building stepbacks, and reflective glazing for a 73-story, 1,300,000 square-foot mixed use development consisting of 960 condominium units and 25,000 square feet of commercial uses and Special Use Permit (SUP-5028) for a proposed 73-story mixed-use development on 2.17 acres at 2423 and 2417 Las Vegas Boulevard. The Planning Commission and staff recommended approval on 10/07/04.
03/02/05	The City Council approved a Vacation (VAC-5030) Petition to Vacate a 20-foot (20') wide public alley generally located north of Sahara Avenue, west of Paradise Road. The Planning Commission and staff recommended approval on 01/27/05.
06/15/05	The City Council approved a Review of Condition (ROC-6691) Request for a Review of Conditions for an approved Site Development Plan Review (SDR-5027) to remove Condition Numbers 18, 27 and 30 for an approved 73-story, 863-foot tall, 1,300,000 square foot mixed use development consisting of 951 condominium units and 41,000 square feet of commercial uses 2.17 acres at 2417 and 2423 South Las Vegas Boulevard. Staff recommended approval of the request.
11/03/05	The Planning Commission approved a Tentative Map (TMP-9117) for a 944-Unit Mixed Use Condominium Development 2.17 acres adjacent to the northeast corner of Sahara Avenue and Las Vegas Boulevard. Staff recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been issued; and nothing is in the plan check process on the subject site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant building	C (Downtown Commercial)	C-2 (General Commercial)
North	Commercial building/parking garage	C (Downtown Commercial)	C-2 (General Commercial)
South	Casino	Clark County	Clark County

East	Parking garage	C (Downtown Commercial)	C-2 (General Commercial)
West	Multi-tenant commercial	C (Downtown Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5028) that allowed a 73-story mixed-use development at 2423 and 2417 Las Vegas Boulevard.

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-5028), which was approved by the City Council on 11/03/04. There was an associated Site Development Plan Review (SDR-5027) also approved by the City Council. An Extension of Time for the Site Development Plan Review has not been submitted. The justification letter indicates that the applicant will be redesigning the project. Also, the applicant indicates that the project has been delayed due to financial constraints, but includes that they will be moving forward with a modified version of the project. Therefore, the Extension of Time cannot be supported since the Site Development Plan Review has expired.

Previous Conditions of Approval from Special Use Permit (SUP-5028)

1. Conformance to all minimum requirements listed in Title 19.04.050 for a Mixed-Use development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5027).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. All City Code requirements and design standards of all City departments must be satisfied.

FINDINGS

Staff cannot support the Extension of Time for the Special Use Permit (SUP-5028). The related Site Development Plan Review (SDR-5027) has since expired. The applicant indicates that the project will be redesigned at a later date. Therefore, the subject Extension of Time cannot be supported and recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0