

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - EOT-18622 - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE COUNCIL.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on February 16, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5663) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5663) that allowed a mixed-use commercial and residential development on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning [Z-0100-64] to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
02/24/83	The Board of Zoning Adjustment approved a Special Use Permit [U-0004-83] to allow a professional office on one of the parcels that comprise the proposed development site.
09/15/99	The City Council approved a Special Use Permit [U-0082-99] to allow a bail bonds service on a portion of the proposed development site. The Planning Commission recommended approval of the request on 08/12/99.
03/17/04	A Site Development Plan Review [SDR-3386] was Withdrawn Without Prejudice prior to consideration by the City Council. The Planning Commission recommended denial of the application on 02/17/04.
02/16/05	The City Council approved a Special Use Permit [SUP-5663] to allow a mixed-use commercial and residential development and a Site Development Plan Review [SDR-5662] to allow a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065). The Planning Commission and staff recommended approval on 01/13/05.
06/23/05	The Planning Commission approved a Tentative Map [TMP-6612] for a 912 unit mixed-use subdivision on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058 through -065). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18623] of an approved Site Development Plan Review (SDR-5662) that allowed a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65). Staff is recommending approval.

<i>Related Building Permits/Business Licenses</i>	
02/16/05	A traffic impact analysis [HANSEN #T5953] was completed for the southeast corner of Bonneville Avenue and Casino Center Boulevard.
11/03/05	Civil improvement plans were submitted and subsequently denied due to non-conformance with City Council approval. A second review has not been submitted for therefore, the proposed civil improvement plans are not at a mylar read state.
12/14/05	Permit #5008759 issued for the relocation of the railroad cottages.
03/31/06	HANSEN Permit #62666 was issued for the demolition of the existing buildings and footings located at 601 South Casino Center Boulevard.
04/07/06	An encroachment agreement was recorded to allow an approximate 5' wide area of landscaping on the north side of Garces Avenue extending eastward from Casino Center Boulevard. In addition, the agreement will allow tree grates along the east side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue, as well as along the south side of Bonneville Avenue extending eastward from Casino Center Boulevard.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Bail Bond Service	C (Commercial)	C-2 (General Commercial) & R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Commercial Parking Lot	PF (Public Facility)	C-V (Civic)
South	Multifamily Residential	C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
East	Office Use Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Multifamily Residential Office Use	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
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			
A-O Airport Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-5663), which was approved by the City Council on 02/16/05. A Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed mixed-use development. No building permits have been issued for the proposed development other than a demolition permit; however civil improvement plans have been submitted and are pending a second review prior to a mylar submittal. The applicant has indicated that the Extension of Time is necessary due to rising construction costs and increasing interest rates forcing them to look at other construction methods and alternatives for the project, which in turn has caused significant delays.

FINDINGS

Staff supports the subject Extension of Time for the approved Special Use Permit. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0