

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-22144 - APPLICANT/OWNER: URBAN CHAMBER OF COMMERCE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6519), and all other site related actions.
2. This Site Development Plan Review (SDR-6519) shall expire on June 15, 2009 unless another Extension of Time is approved.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6519) for a proposed three building, 27,672 square-foot corporate office and bank center and for waivers of building placement standards, parking area landscape standards, foundation landscape standards, and street landscape standards on 3.41 acres adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive.

This is the first extension of time request for the proposed project. The applicant has not made progress on the proposed project through the filing of any subsequent applications or applications for permits. However, the applicant is in the process of making modifications to the building design. This modification, according to the applicants justification letter, will not affect the intended use. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved an application to Rezone (Z-0136-94) the subject site as part of a larger request from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission recommended approval.
09/14/95	The Planning Commission approved a Plot Plan Review [Z-0136-94(1)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-0136-94(3)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval. The Extension of Time expired on 12/21/96.
11/05/03	The City Council approved applications for a Special Use Permit (SUP-2909) and a Site Development Plan Review (SDR-2098) for a recording studio and for television broadcasting and other communication services on this site. The Planning Commission and staff recommended approval. The Las Vegas Enterprise Park Architectural Review Committee reviewed and approved the site plan on 08/20/03.
06/15/05 *	The City Council approved a request for a Site Development Plan Review (SDR-6519) for a proposed three building, 27,672 square-foot corporate office and bank center and for Waivers of the building placement standards, parking area landscape standards, foundation landscape standards, and street landscape standards on 3.41 acres adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive. The Planning Commission and staff recommended approval.

<i>Related Building Permits/Business Licenses</i>
There are no permits or licenses related to this request.
<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>
<i>Site Area</i>
Net Acres 3.41

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L I/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Undeveloped	L I/R (Light Industry/Research)	C-1 (Limited Commercial)
South	Undeveloped	L I/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Undeveloped Shops	C (Commercial) MXU (Mixed Use)	C-1 (Limited Commercial) R-1 (Single Family Residential)
West	Undeveloped	L I/R (Light Industry/Research)	C-PB (Planned Business Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<i>Special Area Plan</i>			
Las Vegas Enterprise Park	X		Y
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<i>Special Purpose and Overlay Districts</i>			
A-O Airport Overlay District (105-foot)	X		Y
<i>Trails</i>		X	N/A
<i>Rural Preservation Overlay District</i>		X	N/A
<i>Development Impact Notification Assessment</i>		X	N/A
<i>Project of Regional Significance</i>		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made progress on the proposed project through the filing of any subsequent applications or applications for permits. However, the applicant is in the process of making modifications to the building design. This modification, according to the applicants justification letter, will not affect the intended use. Approval of this request is recommended.

FINDINGS

This Extension of Time request is deemed appropriate with a two year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0