

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-23836 - APPLICANT/OWNER: OR INVESTMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6946), and all other site related actions.
2. This Site Development Plan Review (SDR-6946) shall expire on August 17, 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-6946) for a mixed use development including; two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements on 5.48 acres adjacent to the west side of Rancho Drive approximately 190 feet south of Lake Mead Boulevard.

This is the first extension of time request for the proposed project. Conformance to the conditions of approval of the parent cases shall be required.

It is noted that three related Extension of Time requests (EOT-23838, EOT-23841, and EOT-23843) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/17/05	The City Council approved a Request for a Site Development Plan Review (SDR-6946) for a mixed use development including; two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements, a Special Use Permit (SUP-6947) for a 197 foot tall building where 35 feet is the maximum height allowed in the airport overlay zone, a Request for a Special Use Permit (SUP-6948) for a mixed use development, and a Request for a Variance (VAR-6952) to allow a zero front setback ratio where a 1:1 setback ratio is required along a collector or larger street for a 197 foot tall building on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor is 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	5.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
South	Mini Storage	GC (General Commercial)	C-2 (General Commercial)
East	Hotel Casino	City of North Las Vegas	City of North Las Vegas
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (35-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any progress on the proposed project in the time since the original approval. The applicant indicates that there are no proposed changes to the original design and that the financing for the project is not yet in place. Approval of this request is recommended.

FINDINGS

Approval of this request with a two year extension is recommended. Conformance to the conditions of approval of the parent cases shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0