

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 5, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-25161 - APPLICANT/OWNER: STANHI, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-8577) shall expire on 10/19/09 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-8577) and all other site 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 Site Development Plan Review (SDR-8577) for a 65-story mixed-use development consisting of 22,000 square feet of commercial space and 425 residential units; and a waiver of the centennial plan building step-back requirement on 0.80 acres at 814 South Third Street.

It is noted that there are two related Extensions of Time (EOT-25160 and EOT-25163) that shall be heard concurrently with this application.

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).
10/19/05 *	The City Council approved a Site Development Plan Review (SDR-8577) for a 65-story mixed-use development consisting of 22,000 square feet of commercial space and 425 residential units; and a Waiver of the Centennial Plan Building Stepback requirements; Special Use Permit (SUP-8578) for a proposed mixed-use development; and a Special Use Permit (SUP-8579) for a proposed 760-foot tall building where 200 feet is the maximum building height allowed in the Airport Overlay District adjacent to the southwest corner of Gass Avenue and Third Street. The Planning Commission and staff recommended approval of the related items.
01/12/06	The Planning Commission approved a request for a Tentative Map (TMP-10537) for a 422 unit mixed-use development on 0.80 acres to the southwest corner of 3rd Street and Gass Avenue. Staff recommended approval.
04/18/07	A Final Map (FMP-13925) was approved by staff for the proposed development.
<i>Related Building Permits/Business Licenses</i>	
05/21/07	The applicant filed an application for building permits for onsite improvements. These permits have not yet been issued.
<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	0.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
East	Multi-Family Residential Offices	MXU (Mixed Use)	C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
West	Construction Staging Area	MXU (Mixed Use)	C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to 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 (200-Foot)	X		Y
Live/Work Overlay District	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 development. In the time since the original approval the applicant has made progress on the proposed project. This progress is in the form of an approved Tentative Map (TMP-10537) and Final Map (FMP-13925). The applicant has also made applications for building permits; however, at this time those permits have not yet been issued. Approval of this request is recommended with a two year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-8577) shall be required.

FINDINGS

The applicant has shown progress on the proposed development. Approval of this request is recommended with a two year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-8577) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0