

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26074 - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-10782) will expire on 3/01/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-10782) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of an approved Special Use Permit (SUP-10782) for a proposed 39-story, Mixed-Use Development at 401 East Charleston Boulevard. The Special Use Permit is related to a Site Development Plan Review (SDR-10785) that approved a 39-story Mixed-Use Development consisting of 236 condominium units, 75 condominium/hotel units, and 3,420 square feet of commercial floor space with waivers of the Las Vegas Downtown Centennial Plan Building Stepback, Streetscape, and Build-to-Line standards on approximately 0.43 acres. The applicant is seeking only an extension of time for the approved Special Use Permit (SUP-10782) to maintain the Mixed-Use entitlement while he submits a major amendment (SDR-26013) and Special Use Permits for an Urban Lounge (SUP-26015) and Gaming Establishment (SUP-26073).

Staff recommends a two-year extension of time that will expire 3/01/10 for the approved Special Use Permit (SUP-10782).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 3/01/06 | The City Council approved a Special Use Permit (SUP-10782) for a proposed 39-story, Mixed-Use Development and a related Site Development Plan Review (SDR-10785) for proposed 39-story Mixed-Use Development consisting of 236 condominium units, 75 condominium/hotel units, 3,420 square feet of commercial floor space with Waivers of the Las Vegas Downtown Centennial Plan Building Stepback, Streetscape, and Build-to-Line standards on approximately 0.43 acres. The Planning Commission and staff recommended approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| 7/16/07 | Business License #A07-00720 issued for a 64-unit apartment building. |
| <i>Pre-Application Meeting</i> | |
| A pre-application meeting is not required as part of this application request. | |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required as part of this application request. | |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 0.41 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------------|-------------------------|--------------------------|
| Subject Property | Multi-Family | C (Commercial) | C-2 (General Commercial) |
| North | Motel | MXU (Mixed Use) | C-2 (General Commercial) |
| South | General Retail/Service Station | C (Commercial) | C-2 (General Commercial) |
| East | Motel | C (Commercial) | C-2 (General Commercial) |
| West | General Retail/Service Station | 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 | | | |
| Live/Work Overlay District | X | | NA |
| Trails | | X | NA |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

ANALYSIS

The applicant secured an approved Special Use Permit (SUP-10782) on to allow residential uses in the C-2 (General Commercial) zoning district. A related Site Development Plan Review (SDR-10785) for 236 residential units, 75 condominium hotel units and 3,420 square feet of commercial space was approved concurrently. There have been no Tentative Maps or Building Permits issued for this proposal. The applicant is proposing to make significant changes to the approved Site Development Plan Review (SDR-10785) and to add Special Use Permits for an Urban Lounge (SUP-26015) and Gaming Establishment (SUP-26073). These items are scheduled to be heard at the 1/24/08 Planning Commission.

FINDINGS

Both the currently approved design of the structure and the proposed major amendment (SDR-26013) conform to the minimum Mixed-Use development requirements listed in Title 19.04. Therefore, staff recommends approval of a two-year extension of time that will expire on 3/01/10 for the approved Special Use Permit (SUP-10782).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0