



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 20, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-26293 - APPLICANT: BLOKHAUS DEVELOPMENT, LP**  
**OWNERS: VIDA ENTERPRISE, LLC AND PARKHAUS, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Site Development Plan Review (SDR-9672) shall expire on 1/04/10 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-9672) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is the first request for a two-year Extension of Time for an approved Site Development Plan Review (SDR-9672) for a proposed Mixed-Use Development consisting of 442 Residential Units, 31,000 square-feet of Retail Space, and 10,000 square-feet of Office Space and a Waiver of the Title 19.12 Landscape and Buffer Requirements for a reduction of perimeter and parking lot landscaping. This Site Development Plan Review was approved by City Council on 1/04/06 with an expiration date of 1/04/08.

Two related Extensions of Time, EOT-26294 for the approved Rezoning (ZON-9668) and EOT-26292 for the approved Special Use Permit (SUP-9673), will be heard concurrently with this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
4/21/04	The City Council approved a Rezoning (ZON-3888) for the subject site to the R-3 (Medium Density Residential and Apartment District) zoning district as a part of a larger request. Staff and the Planning Commission recommended approval on 03/25/04.
1/04/06	The City Council approved a Site Development Plan Review (SDR-9672) for a Mixed-Use Development consisting of 442 residential units, 31,000 square feet of retail space, and 10,000 square feet of office space. A General Plan Amendment (GPA-9154) from M (Medium Density Residential) to SC (Service Commercial), a Rezoning (ZON-9668) from R-3 (Medium Density Residential and Apartment District) to C-1 (Limited Commercial), and a Special Use Permit (SUP-9673) for a mixed-use development were also concurrently approved with this request. The Planning Commission and staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no Building Permits or Business Licenses recorded against the subject property.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of request.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of request.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	11.0 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-3 (Medium Density Residential and Apartment District) Under a Resolution of Intent to C-1 (Limited Commercial)
North	Indian Reservation	M (Medium Density Residential)/ (SC) Service Commercial	M (Industrial)
South	Warehouse	C (Commercial - Las Vegas Redevelopment Plan Area)	M (Industrial)
East	Industrial/ Warehouse / Tavern and Motel	GC (General Commercial)	C-2 (General Commercial)
West	Rail Road/Junk Yard	ROW (Right of Way)/ LI/R (Light Industrial /Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Downtown North Land Use Plan	X		Y
<b>Special Districts/Zones</b>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District	X		Y
<b>Trails Pioneer Trail</b>	X		Y*
<b>Rural Preservation Overlay District</b>			NA
<b>Development Impact Notification Assessment</b>			NA
<b>Project of Regional Significance</b>			NA

*\*Pioneer Trail* The south and east property lines of the subject site are located along the Pioneer Trail alignment, which will be built by the city with funds allocated through BLM land sales. No additional action was required by the applicant.

## ANALYSIS

This is the first Extension of Time request for the approved Site Development Plan Review (SDR-9672) for a Mixed-Use Development. Although this proposal was originally notified with 31,000 square feet of Retail space, it is important to note that this Site Development Plan was approved with 21,000 square-feet of Retail space, as shown on the approved site plans date stamped 11/01/05. Since the original approval on 1/04/06 there has been a change in the ownership on the southern portion of the subject site. There are two related Extensions of Time, EOT-26294 for the approved Rezoning (ZON-9668) and EOT-26292 for the approved Special Use Permit (SUP-9673), that will be heard concurrently with this request.

**FINDINGS**

The applicant has not made any progress on the proposed development in the form of tentative maps, civil plans, or Traffic or Drainage Studies as required by the Public Works Department. Conformance to the conditions of approval for Site Development Plan Review (SDR-9672), and the related Rezoning (ZON-9668) and Special Use Permit (SUP-9673) shall be required.

Approval of this request is recommended with a two year time limit which will expire on 1/04/10.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**            N/A

**ASSEMBLY DISTRICT**            N/A

**SENATE DISTRICT**            N/A

**NOTICES MAILED**            N/A

**APPROVALS**            0

**PROTESTS**            0