



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-27230 - EXTENSION OF TIME - SPECIAL USE PERMIT -

APPLICANT/OWNER: THE DRASKOVICH BUILDING, LLC AND ELITE TOWER, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-11245), if not exercised, shall expire on 3/15/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Special Use Permit (SUP-11245) and all other site related actions as required by the Planning and Development Department and the Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for a Two-Year Extension of Time of an approved Special Use Permit (SUP-11245) for a proposed Mixed-Use Development located on 0.8 acres at 801, 805, 809 and 815 South Casino Center Boulevard.

Two related Extensions of Time (EOT-27228 and EOT-27229) for a Site Development Plan Review (SDR-11240) and Special Use Permit (SUP-11249) will accompany this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a request for a Rezoning (Z-100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval on 12/10/64.
7/17/02	The City Council approved a request for a Site Development Plan Review (Z-100-64[181]) and a Waiver of the Downtown Centennial Plan Design and Landscape Requirements for a proposed 4,787 square-foot, one-story office building on 0.32 acres at 815 South Casino Center Boulevard (APN: 139-34-410-066), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial). The Planning Commission recommended approval on 06/13/02.
3/15/06	The City Council approved a Special Use Permit (SUP-11249) for a 538-foot tall building within the 200-foot restriction of the Airport Overlay District on 0.8 acres. A Site Development Plan Review (SDR-11240) for a proposed 45-story Mixed-Use Development, consisting of 451 residential units and 7,940 square-feet of retail floor space; and waivers of the Building Stepback and Build-to-Line standards of the Downtown Centennial Plan and Special Use Permit (SUP-11245) for a proposed Mixed-Use Development were also approved concurrently with this request. The Planning Commission and staff recommended approval on 2/23/06.
<i>Related Building Permits/Business Licenses</i>	
There are no related building Permits or Business Licenses related with this development.	
<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	0.8 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Office	MXU (Mixed	C-2 (General Commercial)/ R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Offices	MXU (Mixed	C-2 (General Commercial)
South	Mixed-Use	MXU (Mixed	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
East	Undeveloped	MXU (Mixed	C-2 (General Commercial) and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
West	Offices/ Apartments	MXU (Mixed	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan Downtown South			Y
Redevelopment Plan Area			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	X		Y
Live/Work Overlay District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Redevelopment Plan Area

The proposed Mixed-Use Development is located within the MXU (Mixed Use) Downtown Land Use Plan Area. The applicant has secured approval of this Special Use Permit (SUP-11245) for the proposed Mixed-Use Development as required within the C-2 (General Commercial) Zoning District.

Airport Overlay District

The subject development is located within the Airport Overlay District, and is located within an area that limits structures to 200 feet in height. The applicant has an approved Special Use Permit (SUP-11249) that has been filed in accordance with the requirements of Airport Overlay District listed in Title 19.06.

Live/Work Overlay District

There are no requirements or impediments of this project regarding the Live/Work Overlay District as this particular proposal maintains a Mixed-Use design that separates the residential and retail components as separate units. This project does not have the shared residential/commercial studio that typifies the Live/Work use.

ANALYSIS

This is the first extension of time request for an approved Special Use Permit (SUP-11245) for a proposed Mixed-Use Development. There have been no Tentative Maps filed and no construction activity has occurred on site as no building permits have been requested to date. The applicant states that more time is need for the completion of construction documents and to secure additional financing. Since the date of the original approval there has been no change in the surrounding land use.

FINDINGS

Approval of this request is recommended with a two-year time limit that will expire on 3/15/10. Conformance to the conditions of approval for the related Special Use Permit (SUP-11249) and Site Development Plan Review (SDR-11240) will also be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0