

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: APRIL 16, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-27228 - EXTENSION OF TIME SITE DEVELOPMENT**  
**PLAN REVIEW - APPLICANT/OWNER: THE DRASKOVICH BUILDING, LLC AND**  
**ELITE TOWER, LLC**

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

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

***Planning and Development***

1. This Site Development Plan Review (SDR-11240), 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 Site Development Plan Review (SDR-11240) 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 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. The proposed development is located on 0.8 acres at 801, 805, 809 and 815 South Casino Center Boulevard.

There are two related Extensions of Time (EOT-27229 and EOT-27230) for Special Use Permits (SUP-11245 and SUP-11249) that accompany this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
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 proposed 538-foot tall building within the 200-foot restriction of the Airport Overlay District. 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 Special Use Permit (SUP-11245) for a proposed Mixed-Use Development were concurrently approved on the subject site. The Planning Commission and staff recommended approval on 2/23/06.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related building permits or business licenses related with this development.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.8 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
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)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>			
Downtown Centennial Plan Downtown South	X		Y
Redevelopment Plan Area	X		Y
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District	X		Y
Live/Work Overlay District	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		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 an approved 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) 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 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. This proposal was approved with waivers of the Downtown Centennial Plan Building Stepback and Build-to-Line standards. No Tentative Maps have been filed on the subject property and no construction activity has occurred on site as there have been no building permits requested to date. The applicant states that more time is need for the completion of construction documents and to secure additional financing.

**FINDINGS**

Approval of this requested Extension of Time 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 Permits (SUP-11245 and SUP-11249) 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