



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27631 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - OWNER/APPLICANT: STRATORISE SOUTH, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-11193) shall expire on 04/05/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-11193) and all other related actions as required by the Planning and Development Department and 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-11193) for a proposed 22-story Mixed-Use Development consisting of 232 condominium units and 9,529 square feet of retail space on 0.69 acres at 1801 South Las Vegas Boulevard.

A related Extension of Time (EOT-27632) for a Special Use Permit (SUP-11195) has been filed concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/07/00	The City Council approved a Site Development Plan (SD-0020-00) to add a 1,152 square-foot restaurant to a motel. The Planning Commission and staff recommended approval on 04/27/00.
08/04/04	The City Council approved the request for a Site Development Plan Review (SDR4512) for a proposed 134-unit Mixed-Use Development and a related Special Use Permit (SUP-4515) for the proposed Mixed-Use on the subject site. The Planning Commission and staff recommended approval on 07/08/04.
10/21/04	The Planning Commission approved a Tentative Map (TMP-5186) for a proposed 134-unit Mixed-Use subdivision on 0.68 acres at 1801 Las Vegas Boulevard. This map expired on 10/21/05.
05/25/05	Civil plans #6836 for an off-site sanitary sewer was processed but not issued. These plans have since expired.
05/26/05	Civil plans #6840 for a high-rise condominium was processed but not issued. These plans have since expired.
04/05/06	The City Council approved the request for a Site Development Plan Review (SDR11193) for a proposed 22-story Mixed-Use Development consisting of 232 condominium units and 9,529 square-feet of retail space and a related Special Use Permit (SUP-11195) to allow a 245-foot tall building within the 200-foot restriction of the A-O Airport Overlay District on the subject site. The Planning Commission and staff recommended approval on 02/23/06. NOTE: A Special Use Permit (SUP-11194) to allow a Mixed-Use Development was filed concurrently with the above applications but was deemed unnecessary by staff on 01/25/04 and pulled from the 02/23/06 Planning Commission Agenda.
<i>Related Building Permits/Business Licenses</i>	

There are no building permits or business licenses affiliated with this proposal.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of application request, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this type of application request, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.98 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel/ Wedding Chapel	C (Downtown- Commercial)	C-2 (General Commercial)
North	Motel/ Restaurant	C (Downtown- Commercial)	C-2 (General Commercial)
South	Motel	C (Downtown- Commercial)	C-2 (General Commercial)
East	Residential Duplex	C (Downtown- Commercial)	R-3 (Medium Density Residential)
West	Restaurant/ Parking Lot	C (Downtown- 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 (Las Vegas Boulevard)	X		Y
Redevelopment Plan Area (Downtown RDA)	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District 200 feet	X		Y*
Las Vegas Boulevard Scenic Byway 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

*A Special Use Permit (SUP-11195) was approved by the City Council on 08/04/04 to allow this proposed 245-foot tall building to exceed the A-O Airport Overlay 200-foot height limit.

ANALYSIS

This is the first requested extension of time for the proposed Site Development Plan Review (SUP-11193) to construct a 22-story, 232-unit Mixed-Use Development since the initial approval granted by the City Council on 04/05/06. In the time since the initial approval of this review, the applicant has not submitted any Plan Checks for construction on this site. There are no Tentative Maps or civil plans issued for the proposed construction. A previously-filed tentative map was for a similar project that preceded this request and has since expired.

FINDINGS

The applicant has not shown any progress towards the finalization of the requested Site Development Plan Review (SUP-11193) but will need more time in order to obtain the necessary plan checks and related building permits to finalize this actions. Staff recommends a two-year Extension of Time to expire on 04/05/10, unless another Extension of Time is granted by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0