



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-31495 EXTENSION OF TIME SPECIAL USE PERMIT
APPLICANT: FISHER BROTHERS LAS VEGAS LLC - OWNER: INTEGRAL
PARTNERS PARK PLACE CENTRE- LAS VEGAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-3100) shall expire on 11/05/10 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-3100) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-3100) to allow Multi-Family Residential units in a Commercial district adjacent to the northwest corner of Desert Inn Road and Rancho Drive.

In addition to this request, the applicant has also submitted an Extension of Time (EOT-31493) of an approved Site Development Plan Review (SDR-3101) for a Mixed-Use Residential and Commercial Development and an Extension of Time (EOT-31496) of an approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on the subject property. The applicant has requested this Extension of Time to allow the existing approvals to remain in place while alternative development avenues are examined; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/18/95	The City Council approved a request for a Special Use Permit (U-0101-95) for a 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward I-15 at a height of 30 feet above the elevated freeway; and a second 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward the Desert Inn Road "Super Arterial" at a height of 55 feet above grade both located at 3200 South Rancho Drive. The Board of Zoning Adjustment and staff recommended approval of this request.
12/06/00	The City Council approved a Required Five Year Review [U-0101-95(1)] on an approved Special Use Permit (U-010-95), which allowed one 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward I-15 at a height of 30 feet above the elevated freeway and a second 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward the Desert Inn Road "Super Arterial" at a height of 55 feet above grade both located at 3200 South Rancho Drive. The Planning Commission and staff recommended approval of this request.
08/14/03	The Planning Commission approved a Tentative Map (TMP-2645) for a one-lot Commercial Subdivision on 21.04 acres located at 3100 and 3200 South Rancho Drive. Staff recommended approval of this request.

11/05/03	The City Council approved a request for a General Plan Amendment (GPA-3005) to amend a portion of the Southwest Sector of the General Plan from LI/R (Light Industry/Research) to SC (Service Commercial), a Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial), and a Special Use Permit (SUP-3100) to allow Multi-Family Residential units in a Commercial district on the subject site. The Planning Commission and staff recommended approval of this request.
11/20/03	The Planning Commission approved a Site Development Plan Review (SDR-3101) for a proposed Mixed-Use Residential and Commercial development on the subject site. Staff recommended approval of this request.
06/30/04	The Planning and Development Department approved a Final Map (FMP-4056) for a one-lot Commercial Subdivision on 21.04 acres located at 3100 and 3200 South Rancho Drive. The Final Map was recorded on 07/16/04.
03/02/05	The City Council approved a Required Four-Year Review (RQR-5513) of an approved Special Use Permit (U-0101-95), which allowed one 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward I-15 at a height of 30 feet above the elevated freeway; and a second 14-foot by 48-foot Off-Premise Advertising (Billboard) sign oriented toward the Desert Inn Road "Super Arterial" at a height of 55 feet above grade both located at 3200 South Rancho Drive. The Planning Commission and staff recommended approval of this request.
06/03/05	A Code Enforcement Citation (#30747) was issued for a dangerous building, weeds and graffiti at 3130 South Rancho Drive. The case was resolved 06/16/05.
07/07/05	A Code Enforcement Citation (#32282) was issued for a vacant lot with weeds, debris and graffiti at 3100 South Rancho Drive. The case was resolved 07/11/05.
10/19/05	The City Council approved an Extension of Time (EOT-9268) of the approved Special Use Permit (SUP-3100) to allow Multi-Family Residential units on the subject site and an Extension of Time (EOT-9267) of the approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial). Staff recommended approval of this request.
10/20/05	The Planning Commission approved an Extension of Time (EOT-9305) of an approved Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on the subject site. Staff recommended approval of this request.

12/05/07	The City Council approved an Extension of Time (EOT-25183) of the approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial), an Extension of Time (EOT-25184) of an approved Site Development Plan Review (SDR-3101) for a proposed Mixed-Use Residential and Commercial development and an Extension of Time (EOT-25185) of an approved Special Use Permit (SUP-3100) for a proposed Mixed-Use development on 15.97 acres at 3049 Sirius Avenue. Staff recommended approval of these requests.
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<i>Related Building Permits/Business Licenses</i>	
11/30/95	Building permits (#95883297 and 95883298) were issued for two billboard signs at 3200 South Rancho Drive. The permits expired 11/02/96 without receiving final approval.
12/06/06	A building permit (#06007253) was issued for demolition of an exiting building at 3200 South Rancho Drive. The permit received final approval on 08/15/07.
01/23/07	A building permit (#80227) for a temporary chainlink fence with barbed wire at 3200 South Rancho Drive was denied by the Building Department.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	15.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant/Undeveloped	C (Commercial)	M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Warehouses	LI/R (Light Industrial/Research)	M (Industrial)
	Vacant/Undeveloped	C (Commercial)	M (Industrial)
South	Offices	CT (Commercial Tourist) Clark County	M-1 (Light Manufacturing) Clark County

East	I-15	R.O.W.	R.O.W
West	Warehouses	LI/R (Light Industrial/Research)	M (Industrial)
	Warehouse/Offices	C (Commercial)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140-Foot)	X		N*
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

* The original plans submitted through Site Development Plan Review (SDR-3101) indicate a 274-foot residential tower proposed for the subject property. A Special Use Permit to allow a 274-foot tall building where 140 feet is the maximum permitted will need to be obtained by the applicant prior to the issuance of building permits for the proposed development.

ANALYSIS

This is the third request for an Extension of Time of an approved Special Use Permit (SUP-3100) to allow Multi-Family Residential units in a Commercial district adjacent to the northwest corner of Desert Inn Road and Rancho Drive. In addition to this request, the applicant has also submitted an Extension of Time (EOT-31493) of an approved Site Development Plan Review (SDR-3101) for a Mixed-Use Residential and Commercial Development and an Extension of Time (EOT-31496) of an approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on the subject property. The applicant has not made any progress on the proposed project in the form of new applications or permits; however, the applicant has indicated that additional applications for a comprehensive project will be forthcoming in the near future.

FINDINGS

The applicant is currently in the process of redesigning the project, but would like to keep the existing approvals in place as the project designed is a viable option for the applicant. Approval of this request is recommended with a two-year time limit. Conformance to the conditions of approval for Special Use Permit (SUP-3100) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0