



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33723 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT/OWNER: LEAH PROPERTY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-20492) shall expire on May 16, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-20492) 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 a Extension of Time of an approved Site Development Plan Review (SDR-20492) for a 120-foot high, 1,500 space parking structure with 12,000 square feet of ground floor commercial on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road to the north, Las Vegas Boulevard to the east, and Charleston Boulevard to the south. The Planning Commission recommended approval on 12/10/64.
07/02/03	A Code Enforcement case (1289) was processed for vagrants living in a vacant building at 927 S. Casino Center Boulevard. The case was closed on 03/09/04.
09/23/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-4999) for a proposed 153,100 square-foot mixed-use development on 1.38 acres adjacent to the north side of Coolidge Avenue between Casino Center Boulevard and 3 rd Street.
12/17/04	A Code Enforcement case (24574) was processed for junk vehicles, prostitutes/drug dealers doing business inside vehicles on the lot. Additionally, people are sleeping in the abandoned vehicles at 919 S. Casino Center Boulevard. The case was closed on 01/03/05.
01/30/06	A Code Enforcement case (37942) was processed for no water and many other violations at 931 S. Casino Center Boulevard. The case was closed on 02/02/06.
05/16/07	The City Council approved a request for a Site Development Plan Review (SDR-20492) for a 120-foot high, 1,500 space parking structure with 12,000 square feet of ground floor commercial on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue. The Planning Commission recommended approval on 04/26/07.
06/20/07	A Code Enforcement case (54633) for a vacant lot being used as a parking lot at 927 S. Casino Center Boulevard. The case was closed on 07/10/07.

<i>Related Building Permits/Business Licenses</i>	
11/04/83	A business license (G04-01039) was issued for Porcelain Doll Sales at 931 S. Casino Center Boulevard. The license is still active.
01/04/96	A building permit (96000299) was issued for the demolition of a building at 927 S. Casino Center Drive.
05/13/99	A building permit (99009154) was issued for the demolition of a shed/building in the rear of the property at 923 S. Casino Center Boulevard.
01/23/04	A building permit (04001651) was issued for the demolition of a building at 919 S. Casino Center Boulevard.
01/23/04	A building permit (04001649) was issued for the demolition of a building at 923 S. Casino Center Boulevard.
01/23/04	A building permit (04001650) was issued for the demolition of a building at 927 S. Casino Center Boulevard.
<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	0.63

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

West	Retail Establishment	MXU (Mixed Use)	C-2 (General Commercial)
	Apartments	MXU (Mixed Use)	R-4 (High Density Residential)
	Offices	MXU (Mixed Use)	C-2 (General Commercial)

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

ANALYSIS

This is the first request for an Extension of Time for the proposed development. In the time since the original approval of the Site Development Plan Review (SDR-20492), the applicant has not made any progress on the project in the form of the issuance and/or finalization of building permits, plans check, or submitted either a tenant or final map for the proposed project. Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

Construction for the proposed use has not yet begun; therefore, the applicant has not met the requirements to exercise the entitlement of the Site Development Plan Review (SDR-20492) as outlined in Title 19.18.050. The applicant is requesting additional time for the proposed project to reach a stage in development to apply for building permits. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-20492) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0