



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34338 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW APPLICANT: C2 LOFTS - OWNER: TRINITY PEAK I, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-21608) shall expire on August 9, 2011 unless another Extension of Time is approved by City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-21608) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped with a previously approved Major Modification (SDR-21608) to an approved Site Development Plan Review (SDR-9439) for a Mixed-Use Development consisting of 436 residential units and 57,772 square feet of commercial space on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive. Since the approval of the Major Modification (SDR-21608), the applicant has received an approval for a Tentative Map (TMP-22581), but no building permits have been issued. There has been no new development or changes in land use in the surrounding area. The applicant is requesting an Extension of Time to continue with the development of the proposed project. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/17/99	The City Council approved a request for a Development Standards Review and a Master Plan Review [Z-0066-87(4) and Z-0087-98(1)] of the proposed Las Vegas Technology Center Phase II, located on the north side of Smoke ranch Road, east of Buffalo Drive. The Planning Commission recommended approval on 10/14/99.
12/21/05	The City Council approved a request for a Special Use Permit (SUP-9436) for a proposed Mixed-Use Development and a waiver to allow a non-residential use to front along the interior drive instead of the primary public right-of-way at the northwest corner of Buffalo Drive and Trinity Peak Drive. The Planning Commission recommended approval on 11/17/05.
12/21/05	The City Council approved a request for a Site Development Plan Review (SDR-9439) for a proposed Mixed-Use Development with 52,000 square feet of commercial space and 170 residential units; one 43.5-foot tall, three-story 18,000 square-foot Recreation building, and four 73.5-foot tall five-story Residential buildings with 488 residential units and a waiver of the building placement requirement on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive. The Planning Commission recommended approval on 11/17/05.
03/24/06	A Code Enforcement case (39543) was processed for a commercial vehicle and SUV stored on the vacant lot at the southeast corner of Buffalo Drive and Trinity Peak Drive. Code Enforcement closed the case on 07/12/06.

05/08/06	Code Enforcement cases (41025 and 41026) were processed for trash and debris being dumped on a vacant lot at the northeast corner of Buffalo Drive and Trinity Peak Drive. Code Enforcement closed the case on 07/12/06.
07/11/06	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-13759) for a Commercial and Residential Mixed-Use Development.
05/11/07	The Planning and Development Department administratively approved a request for a Major Modification (SDR-21608) to a previously approved Site Development Plan Review (SDR-9439) for a proposed Mixed-Use development consisting of 436 residential units and 57,772 square feet of commercial space on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive.
08/09/07	The Planning Commission approved a request for a Tentative Map (TMP-22581) for a 436-unit Mixed-Use Development on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive.
07/15/09	The City Council is scheduled to hear a request for a Special Use Permit (SUP-34339) for a Mixed-Use development with a waiver to allow a non-residential use to front along the interior drive instead of the primary public right-of-way at the northeast corner of Trinity Peak Drive and Buffalo Drive. The Planning Commission recommended approval on 06/11/09.

Related Building Permits/Business Licenses

There have been no business licenses or building permits issued for the proposed development.

Pre-Application Meeting

A pre-application meeting is not required for this type of application, nor was one held.

Neighborhood Meeting

A neighborhood meeting is not required for this type of application, nor was one held.

Details of Application Request

Site Area

Gross Acres	21.2
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped land-Proposed Mixed Use Development	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Offices	PF (Public Facilities)	C-V (Civic)
South	Offices	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Offices	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

West	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD5 (Residential Planned Development- 5 Units per Acre)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Technology Center	X		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 (175 feet)	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 of a previously approved Major Modification (SDR-2108) to an approved Site Development Plan Review (SDR-9439) for a Mixed-Use Development consisting of 436 residential units and 57,772 square feet of commercial space on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive. Since the approval of the Major Modification (SDR-21608), the applicant received approval for a Tentative Map (TMP-22581), but no building permits have been issued.

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

The Major Modification (SDR-21608) to a previously approved Site Development Plan Review (SDR-9439) has not met the requirements outlined in Title 19.18.050 to exercise the entitlement, since no permits for the principal structure have been issued. There has been no new development or changes in land use in the surrounding area. The applicant is requesting an Extension of Time to continue with the development of the proposed project. Staff recommends approval with a two-year time limit. Conformance to the conditions of approval of the Major Modification (SDR-21608) and Site Development Plan Review (SDR-9439) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0