



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 6, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-36746 – EXTENSION OF TIME – SITE DEVELOPMENT
PLAN REVIEW – APPLICANT: LST INVESTMENT, LLC. - OWNER: COLD CREEK,
INC., ET AL**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-10143) shall expire on January 18, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-10143) 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 undeveloped land with a previously approved Site Development Plan Review (SDR-10143) for a 68-story mixed-use development consisting of 1,011 residential units and 9,260 square feet of retail space with waivers of the downtown streetscape standards, build-to-line standards and stepback standards. No plans have been submitted for review nor have building permits been issued for the proposed use. In January 2008, an Extension of Time (EOT-25935) was approved for the proposed development, but since that time the property has gone into foreclosure. The new owner of the property is requesting an extension of time in order to market the project to qualified developers. Staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/16/87	The City Council approved a request for Rezoning (Z-0076-87) from R-4 (Apartment Residence) to C-2 (General Commercial) of property located at 1133 and 1137 South 3 rd Street. The Planning Commission recommended approval on 08/25/87.
12/02/87	The City Council approved a request for Rezoning (Z-0108-87) from R-4 (Apartment Residence) to C-2 (General Commercial) of property located at 1141, 1201, and 1205 South 3 rd Street. The Planning Commission recommended approval on 11/12/87.
12/04/02	The City Council approved a request for a Site Development Plan Review (SDR-1061) for a 32-unit Apartment Complex on 0.68 acres adjacent to the east side of 3 rd Street, approximately 270 feet north of Colorado Avenue. The Planning Commission recommended approval on 11/07/02.
12/28/04	Code Enforcement cases (24789 and 24790) were processed for recently demolished buildings still having debris on the property at 1125 and 1131 South 3 rd Street. Code Enforcement closed the cases on 02/01/05.
01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-10143) for a 68-story mixed use development consisting of 1,011 residential units and 9,260 square feet of retail space; and waivers of the Downtown Streetscape standards, build-to-line standards and stepback standards on 1.30 acres at 1209 South 3rd Street. The Planning Commission recommended approval on 12/15/05.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/10/08	The Planning Commission approved a request for a Tentative Map (TMP-25488) for a mixed-use development consisting of 1,011 residential units and 9,260 square feet of retail space on 1.30 acres at 1125-1209 South 3 rd Street.
01/16/08	The City Council approved a request for an Extension of Time (EOT-25935) of a previously approved Site Development Plan Review (SDR-10143) for a 68-story mixed use development consisting of 1,011 residential units and 9,260 square feet of retail space; and waivers of the Downtown Streetscape standards, build-to-line standards and stepback standards on 1.30 acres at 1209 South 3 rd Street.
02/19/08	The Planning and Development Department and Department of Public Works approved a request for a Final Map Technical Review (FMP-26475) for Renzi Towers. The map has not yet been recorded.
11/03/08	A Code Enforcement case (71423) was processed for vagrants living on the lot at 1131 South 3 rd Street. Code Enforcement closed the case on 11/18/08.
<i>Related Building Permits/Business Licenses</i>	
12/17/04	A building permit (32668) was issued to demolish apartments at 1137 South 3 rd Street. The permit was finalized on 06/08/06.
12/17/04	Building permits (32669 and 32670) were issued to demolish apartments located at 1205 South 3 rd Street. The permits were both finalized on 06/08/06.
07/01/08	A building permit (119002) was issued for the demolition of a four-plex located at 1209 South 3 rd Street.
<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	1.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Mixed Use development	MXU (Mixed-Use)	R-4 (High Density Residential and Apartments)
North	Commercial Establishments	MXU (Mixed-Use) and C (Commercial)	C-1 (Limited Commercial)
South	Undeveloped Land-Proposed Mixed-Use Development	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-1 (Limited Commercial)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
West	Offices	MXU (Mixed-Use)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
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			
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 second request for an Extension of Time of a previously approved Site Development Plan Review (SDR-10143) for a 68-story mixed use development consisting of 1,011 residential units and 9,260 square feet of retail space with waivers of the downtown streetscape standards, build-to-line standards and stepback standards at 1125-1209 South 3rd Street. No building permits have been issued nor have plans have been submitted for review 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

The Site Development Plan Review (SDR-10143) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. New entitlements have been approved for properties in the surrounding area that includes mixed use developments to both the north and south of the subject site. Since January 2008 when the previous Extension of Time (EOT-25935) was approved, the property went into foreclosure. The new owner is requesting four years to market the project to qualified developers. Staff is recommending approval with a three (3) year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-10143) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0