



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 20, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36813 – EXTENSION OF TIME – SITE DEVELOPMENT

**PLAN REVIEW – APPLICANT: SOLTERRA HOLDINGS NEVADA LLC - OWNER:
SOLTERRA NEVADA LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-25072) shall expire on January 9, 2012 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-25072) 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 land with a previously approved Site Development Plan Review (SDR-25072) for a proposed 14-story mixed-use development including 5,000 square feet of commercial space and 130 residential condominium units. There have not been plans submitted for review nor have there been any building permits issued for the proposed use. New entitlements for a mixed-use development were approved in January 2008 for property to the north and east of the subject site. The applicant is requesting a two-year extension of time due to the current market conditions in the Las Vegas area. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/04	The City council approved a request for 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) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south.
01/09/08	The City Council approved a request for a Rezoning (ZON-25069) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.28 acres adjacent to the east side of 1 st Street between Hoover Avenue and Gass Avenue. The Planning Commission recommended approval on 11/29/07.
	The City Council approved a related request for a Special Use Permit (SUP-25070) for a proposed mixed-use development.
	The City Council approved a related Site Development Plan Review (SDR-25072) for a proposed 14-story mixed-use development including 5,000 square feet of commercial space and 130 residential condominium units.
<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses have been issued for the proposed use.	
<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	0.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Mixed- Use Development	MXU (Mixed-Use)	C-2 (General Commercial)
North	Undeveloped Land- Proposed Mixed- Use Development	MXU (Mixed-Use)	C-2 (General Commercial)
South	Warehouses	MXU (Mixed-Use)	C-M (Commercial/Industrial)
East	Offices and Retail	MXU (Mixed-Use)	C-2 (General Commercial)
West	Retail Establishments	MXU (Mixed-Use)	C-M (Commercial/Industrial)

<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			
A-O (Airport Overlay) District (200 feet)	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 of a previously approved Site Development Plan Review (SDR-25072) for a proposed mixed-use development including 5,000 square feet of commercial space and 130 residential condominium units located adjacent to the northeast corner of 1st Street and Hoover Avenue. There have not been plans submitted for review nor have there been any building permits issued for the proposed use.

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-25072) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. New entitlements for a mixed-use development were approved in January 2008 for property to the north and east of the subject site. The applicant is requesting a an extension of time due to the current market conditions in the Las Vegas area. Staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-25072) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
---------------------------------	-----

<u>SENATE DISTRICT</u>	N/A
-------------------------------	-----

<u>NOTICES MAILED</u>	N/A
------------------------------	-----

<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---