



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 3, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-37203 – APPLICANT: WALL STREET NEVADA LLC -
OWNER: WALL STREET NEVADA HS, LLC ETAL

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. This Rezoning (ZON-8893) shall expire on January 18, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Rezoning (ZON-8893) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently vacant land with a previously approved Rezoning (ZON-8893) from M (Industrial) to C-2 (General Commercial) for a proposed mixed-use development. The Rezoning to C-2 (General Commercial) aligns with the General Plan designation of MXU (Mixed Use). There have been new entitlements for properties in the surrounding areas including approval for a Beer/Wine/Cooler On-Sale Establishment to the north and a multi-phased mixed-use development to the south and west. The applicant is requesting an Extension of Time as they have not progressed to a stage in the project to begin construction. Staff is recommending approval of this request.

It is noted that there are three (3) related Extension of Times (EOT-37201, EOT-37202, and EOT-37204) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/06	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan from LI/R (Light Industry/Research) to GC (General Commercial) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue. The Planning Commission recommended denial on 12/01/05.
	The City Council approved a related request for Rezoning (ZON-8893) from M (Industrial) to C-2 (General Commercial). The Planning Commission recommended approval.
	The City Council approved a related request for a Special Use Permit (SUP-8895) for a 950-foot tall building in the Airport Overlay Zone.
	The City Council approved a related request for a Special Use Permit (SUP-8897) for a proposed mixed-use development.
	The City Council approved a related request for a Petition to Vacate (VAC-8898) Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street.
	The City Council approved a related request for a Site Development Plan Review (SDR-8894) for a proposed 950-foot, 73-story mixed use development containing 182,000 square feet of commercial space and 3,020 residential units with a waiver to allow a 70 percent lot coverage where 50 percent lot coverage is the maximum allowed.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/06	The City Council approved a request to change the Future Land Use Designation (GPA-9219) to Commercial, Mixed Use, Industrial, or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval on 04/13/06.
02/06/07	The Planning and Development Department approved a request for an Administrative Extension of Time (EOT-19295) of a previously approved Petition to Vacate (VAC-8898) Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street.
03/05/08	The City Council approved a request for an Extension of Time (EOT-26479) of a previously approved Rezoning (ZON-8893) from M (Industrial) to C-2 (General Commercial).
	The City Council approved a related request for an Extension of Time (EOT-26482) of a previously approved Special Use Permit (SUP-8895) for a 950-foot tall building in the Airport Overlay Zone.
	The City Council approved a related request for an Extension of Time (EOT-26483) of a previously approved Special Use Permit (SUP-8897) for a proposed mixed-use development.
	The City Council approved a related request for an Extension of Time (EOT-26481) of a previously approved Site Development Plan Review (SDR-8894) for a proposed 950-foot, 73-story mixed use development containing 182,000 square feet of commercial space and 3,020 residential units with a waiver to allow a 70 percent lot coverage where 50 percent lot coverage is the maximum allowed.
06/25/08	A Code Enforcement case (67047) was processed for a homeless camp set up at the rear of the property at 1200 Western Avenue. Code Enforcement closed the case on 07/28/08.
10/20/08	A Code Enforcement case (70763) was processed for graffiti on a sign at 310 Wall Street. Code Enforcement closed the case on 10/27/08.
01/16/09	The Planning and Development Department approved a request for an Administrative Extension of Time (EOT-26458) of a previously approved Petition to Vacate (VAC-8898) Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street.
03/20/09	A Code Enforcement case (75883) was processed for tall weeds on property located at 319 Wall Street. Code Enforcement closed the case on 04/07/09.
12/02/09	A Code Enforcement case (84466) was processed for graffiti on a wall at 300 Wall Street. Code Enforcement closed the case on 12/22/09.
<i>Related Building Permits/Business Licenses</i>	
10/21/03	A business license (C11-06761) was issued for a contractor at 316 Wall Street. The license is still active.
There have been no building permits issued for the proposed project.	

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<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 7.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land-proposed Mixed Use Development	MXU (Mixed Use)	M (Industrial) with a Resolution of Intent to C-2 (General Commercial)
North	Retail Establishments	MXU (Mixed Use)	M (Industrial)
South	Retail Establishments	MXU (Mixed Use)	M (Industrial)
East	Storage Facilities	LI/R (Light Industry/Research)	M (Industrial)
West	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
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

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ANALYSIS

This is the second request for an Extension of Time of a previously approved Rezoning (ZON-8893) from M (Industrial) to C-2 (General Commercial) for a proposed mixed-use development. In the time since the approval of the Rezoning (ZON-8893), the applicant has not made any progress on the project in the form of the issuance and/or finalization of building permits. Title 19.18.040 allows an extension of time or reinstatement of zoning approval as long as the zoning continues to conform to the use and density classification of the General Plan, while remaining consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time, as they have not progressed to a stage in the project to begin construction. The rezoning conforms to the use and density classification of MXU (Mixed Use) and is consistent with the surrounding area and pattern of development; therefore staff recommends approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0