



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 17, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-37340 - APPLICANT: HERITAGE-NEVADA VIII, LLC -

OWNER: CITY PARKWAY V, INC.

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. This Site Development Plan Review (SDR-25059) shall expire on February 6, 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-25059) 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 undeveloped land with previous approval for a Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with waivers of Union Park streetscape standards, building placement and frontage requirements, architectural and access standards at the southwest corner of Grand Central Parkway and City Parkway. Though the applicant has not been issued any building permits for the proposed project, they did receive approval for a Tentative Map (TMP-25738) for the 'World Jewelry Center' on 02/28/08. There has been changes in land use and development in the surrounding area since the approval of the Site Development Plan Review (SDR-25059) that include approval for a Performing Arts Center to the south and commercial center to the west.

The applicant is requesting an extension of time due to the current economic conditions in Las Vegas. Staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a request for a Rezoning (Z-0100-97) on property located along the east side of I-15 between Charleston Boulevard and Interstate 95 (Union Pacific property) from M (Industrial) to PD (Planned Development) for a future mixed-use project. The Planning Commission recommended approval on 05/28/98.
03/17/04	The City Council approved a request for a Petition to Vacate (VAC-3643) a portion of the east half of Grand Central Parkway, a portion of the north half of Bonneville Avenue and a portion of a sixty-foot wide Public Drainage Easement generally located north of Bonneville Avenue between the Union Pacific Railroad Right-of-Way and Grand Central Parkway. The Planning Commission recommended approval on 02/12/04.
05/12/05	The Planning and Development Department approved a request for an Extension of Time (EOT-6343) of a previously approved Vacation (VAC-3643) for a portion of the east half of Grand Central Parkway, a portion of the north half of Bonneville Avenue and a portion of a sixty-foot wide Public Drainage Easement generally located north of Bonneville Avenue between the Union Pacific Railroad Right-of-Way and Grand Central Parkway.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/15/06	The Planning Commission Architectural Review Committee (PC-ARC) approved a request for a Master Sign Plan Amendment (ARC-15602) for a proposed business park at 495 South Grand Central Parkway.
	The Planning Commission Architectural Review Committee (PC-ARC) approved a related request for a Site Development Plan Review (ARC-15820) for a proposed 62,616 square-foot commercial development consisting of a medical research and treatment building, museum and activities center, and waivers of the Parkway Center Build-to-Line requirements and exterior materials requirements.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-15042) for a proposed 62,616 commercial development consisting of a medical research and treatment building, museum and activities center, and waivers of the Parkway Center build-to-line requirements and exterior materials requirements on 1.9 acres at 22 South Grand Central Parkway. The Planning Commission recommended approval on 09/07/06.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed-use development with 17 development parcels on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission recommended approval on 10/15/06.
05/02/07	The City Council approved a request for a Review of Condition (ROC-20820) to remove Condition Number 18 of a previously approved Site Development Plan Review (SDR-15042), which stated to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the right-of-way section of the Department of Public Works for assistance in the preparation of appropriate documents on 1.9 acres at 22 South Grand Central Parkway.
02/06/08	The City Council approved a request for a Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay District at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission recommended approval on 11/29/07.
	The City Council approved a related request for a Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards and access standards.
02/28/08	The Planning Commission approved a request for a Tentative Map (TMP-25738) for a proposed mixed-use subdivision consisting of 98 residential condominium units, 43 commercial condominium units and one commercial lot on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for a Performing Arts Center including a 21,000 seat auditorium and an education center with waivers of the Union Park streetscape standards, lighting standards, architectural standards and access requirements on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission recommended approval on 03/27/08.
<i>Related Building Permits/Business Licenses</i>	
There have not been any building permits or business licenses issued for the proposed project.	
<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	5.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Mixed- Use Development	MXU (Mixed-Use)	PD (Planned Development)
North	Offices, Fitness Center, Restaurant	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped Land	MXU (Mixed-Use)	PD (Planned Development)
East	Undeveloped Land	MXU (Mixed-Use)	PD (Planned Development)
West	Storage, Retail Establishment	MXU (Mixed-Use)	PD (Planned Development)

<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

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Symphony Park	X		Y
Downtown Casino 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-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with waivers of Union Park streetscape standards, building placement and frontage requirements, architectural and access standards at the southwest corner of Grand Central Parkway and City Parkway. Though the applicant has not been issued any building permits for the proposed project, they did receive approval for a Tentative Map (TMP-25738) for the 'World Jewelry Center' on 02/28/08.

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-25059) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. There has been changes in land use and development in the surrounding area since the approval of the Site Development Plan Review (SDR-25059) that include approval for a Performing Arts Center to the south and commercial center to the west. The applicant is requesting an extension of time due to the current economic conditions in Las Vegas. Staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-25059) shall be required.

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0