



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. This Special Use Permit (SUP-11028) shall expire on March 15, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-11028) 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 has an existing vacant building with approval for a Special Use Permit (SUP-11028) for a proposed mixed use development for two 35-story buildings. The applicant had previously submitted and received approval in December 2006 for two separate Tentative Maps (TMP-17685 and TMP-18029) for the proposed development, but those entitlements have since expired. No building permits have been issued nor have plans been submitted for review. Staff conducted a field inspection of the site on March 18, 2010 and found the property clean and free of trash, debris, and graffiti. New entitlements have been approved for properties in the surrounding areas to include a Tavern-Limited Establishment and Mixed Use Development to the east, and a 3,620 square-foot increase for an existing Tavern-Limited Establishment to the west.

The applicant is requesting an extension of time to locate a private development company in order to finalize a lease with purchase option. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a request for a 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. The Planning Commission recommended approval on 12/10/64.
03/01/06	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-10830) from PF (Public Facilities) to C (Commercial) on 1.23 acres at 601 Fremont Street. The Planning Commission recommended approval on 01/26/06.
03/15/06	The City Council approved a request for a Special Use Permit (SUP-11028) for a proposed mixed use development on 1.23 acres at 601 Fremont Street. The Planning Commission recommended approval on 02/09/06.
	The City Council approved a related request for a Site Development Plan Review (SDR-11026) for a proposed mixed use development consisting of two 35-story buildings with 25,000 square feet of commercial, 163 hotel/condominium units and 464 residential units with waivers of the Downtown Centennial Plan build to line, streetscape and step back requirements.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/20/06	The City Council approved a request for a Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Commission recommended approval on 08/24/06.
12/07/06	The Planning Commission approved a request for a Tentative Map (TMP-17685) for a one-lot commercial subdivision at 601 Fremont Street.
12/21/06	The Planning Commission approved a request for a Tentative Map (TMP-18029) for a mixed use development at 601 Fremont Street.
11/07/07	The City Council approved a request for an Extension of Time (EOT-24712) of a previously approved Special Use Permit (SUP-15037) for a proposed Tavern-Limited establishment at 601 Fremont Street.
05/07/08	The City Council approved a request for an Extension of Time (EOT-27347) of a previously approved Special Use Permit (SUP-11028) for a proposed mixed use development at 601 Fremont Street.
	The City Council approved a related request for an Extension of Time (EOT-27348) of a previously approved Site Development Plan Review (SDR-11026) for a proposed mixed use development consisting of two 35-story buildings with 25,000 square feet of commercial, 163 hotel/condominium units and 464 residential units with waivers of the Downtown Centennial Plan build to line, streetscape and step back requirements.
10/07/09	The City Council approved a request for an Extension of Time (EOT-35796) of a previously approved Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street.
<i>Related Building Permits/Business Licenses</i>	
There have not been any building permits or business licenses issued, nor have plans been submitted for review 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	1.23

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Vacant Building-Proposed Mixed Use Development	C (Commercial)	C-2 (General Commercial)
North	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
South	Apartments	C (Commercial)	C-2 (General Commercial)

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<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
East	Hotel, Retail Establishments, Restaurant	C (Commercial)	C-2 (General Commercial)
West	Hotels, Retail Establishments, Restaurants	C (Commercial)	C-2 (General 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	X		Y
<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
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 for a previously approved Special Use Permit (SUP-11028) for a proposed mixed use development for two 35-story buildings at 601 Fremont Street. The applicant had previously submitted and received approval in December 2006 for two separate Tentative Maps (TMP-17685 and TMP-18029) for the proposed development, but those entitlements have since expired. No building permits have been issued nor have plans been submitted for review. Staff conducted a field inspection of the site and found the area neat and clean in appearance with no trash, debris or graffiti. Exercising the Special Use Permit for this case will require approval of a final inspection.

FINDINGS

The Special Use Permit (SUP-11028) has not met the requirements of Title 19.18.060 to exercise the entitlement as no building permit have yet to be issued for the proposed project. There have been new entitlements for properties in the surrounding areas to include a Tavern-Limited Establishment and Mixed-Use Development to the east and an increase of 3,620 square feet for an existing Tavern-Limited Establishment to the west. The applicant is requesting an extension of time to locate a private development company in order to finalize a lease with purchase option. Staff recommends approval with a two-year time limit. Conformance to the conditions of approval

of the Special Use Permit (SUP-11028) shall be required.

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0