



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: INTERURBAN CONSTRUCTION, LLC -

OWNER: URBAN LOFTS XIV, LTD.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-38018	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-38018 CONDITIONS

Planning and Development

1. This Variance (VAR-11723) shall expire on April 19, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-11723) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Staff Report Page One
June 2, 2010 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with a previously approved Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum required for a 79-lot single family development located at the northwest corner of 25th Street and Charleston Boulevard. The applicant received approval for a Tentative Map (TMP-16653) for the 79-lot single family development on 11/2/06 and Final Map (FMP-22974) on 7/24/07, but failed to complete the recording process, thereby allowing it to expire. No plans have been submitted for review, nor have building permits been issued for the proposed project. New development and changes in land use are being sought for a proposed 90,595 square-foot shopping center located to the north and west of the subject site.

The applicant is requesting an Extension of Time due to the collapse in the real estate market. Staff has no objection to the request and recommends approval with a two-year time limit. If denied, the Variance (VAR-11723) would be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/19/06	The City Council approved a request for Rezoning (ZON-11718) from C-2 (General Commercial) to R-PD14 (Residential Planned Development - 14 Units Per Acre) on 6.07 acres at the northwest corner of 25 th Street and Charleston Boulevard. The Planning Commission recommended approval on 03/23/06.
	The City Council approved a related request for a Waiver (WVR-12176) of Title 18.12.100 to allow 30-foot private streets where 37 feet is the minimum width required.
	The City Council approved a related request for a Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required.
	The City Council approved a related request for a Site Development Plan Review (SDR-11728) for a proposed 85-lot single family development.
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.

Staff Report Page Two
June 2, 2010 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/02/06	The Planning Commission approved a request for a Tentative Map (TMP-16653) for a proposed 79-lot single family development on 6.07 acres adjacent to the northwest corner of 25 th Street and Charleston Boulevard.
07/24/07	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-22974) for the “Eastern Avenue Lofts Single Family Townhomes.” As of 04/22/10, the map has not been recorded.
05/21/08	The City Council approved a request for an Extension of Time (EOT-27713) of a previously approved Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required adjacent to the northwest corner of 25 th Street and Charleston Boulevard.
	The City Council approved a related request for an Extension of Time (EOT-27711) of a previously approved Site Development Plan Review (SDR-11728) for a proposed 79-lot single family development.

<i>Related Building Permits/Business Licenses</i>
No business licenses or building permits have been issued for the proposed project.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required nor was one held.

Field Check	
04/27/10	Staff conducted a field check of the subject site with the following observations: • The site is undeveloped with scattered trash and weeds • Numerous campaign signs were posted on the site

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.07

Staff Report Page Three
June 2, 2010 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped Land-Proposed Single Family Development	MXU (Mixed-Use)	R-PD13 (Residential Planned Development -13 Units Per Acre)
North	Undeveloped Land	C (Commercial)	R-4 (High Density Residential)
	Apartments	MXU (Mixed-Use)	R-4 (High Density Residential)
South	Pawnshop, Retail Establishments, Restaurant	C (Commercial)	C-2 (General Commercial)
East	Single Family Dwellings- Clark County	RM (Residential Medium) - Clark County	R-3 (Multi-Family Residential) - Clark County
	Tavern/Car Leasing- Clark County	CN (Commercial Neighborhood) - Clark County	C-2 (General Commercial) - Clark County
	Shop- Clark County	CN (Commercial Neighborhood) - Clark County	C-2 (General Commercial) - Clark County
West	Retail Establishment	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
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 Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required for a 79-lot single family development. A Tentative Map (TMP-16653) for the proposed project was approved on 11/2/06 and a Final Map (FMP-22974) approved on 07/24/07, but the applicant failed to complete the recording process,

Staff Report Page Four
June 2, 2010 - City Council Meeting

thereby allowing the map to expire. No plans have been submitted for review, nor have building permits been issued for the proposed project. Staff conducted a field check of the subject site and found scattered trash and weeds with numerous campaign signs. New development and changes in land use are being sought for a proposed 90,595 square-foot shopping center located to the north and west of the subject site.

FINDINGS

The Variance (VAR-11723) has not met the requirements outlined in Title 19.18.070 to exercise the entitlement as construction has not yet been for the proposed project. The applicant is requesting an Extension of Time due to the collapse in the real estate market. Staff has no objection to the request and recommends approval with a two-year time limit. Conformance to the conditions of approval of the Variance (VAR-11723) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0