



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 6, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD -

OWNER: NSHE ON BEHALF OF UNLV

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-39170 & EOT-39171	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-39170 CONDITIONS

Planning and Development

1. The Vacation (VAC-28532) shall expire on August 20, 2012 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of the Vacation (VAC-28532) all other site related actions as required by the Planning and Development Department and Department of Public Works.

EOT-39171 CONDITIONS

Planning and Development

1. The Site Development Plan Review (SDR-28531) shall expire on August 20, 2012 unless another Extension of Time is approved by City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-28531) 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

A dental school, research facility and medical offices currently reside on the subject site. The applicant received previous approval for a Vacation (VAC-28532) to vacate a portion west of Hastings Avenue and Desert Lane, and a related Site Development Plan Review (SDR-28531) for a proposed 66,200 square-foot university education and administration building addition at 1001 Shadow Lane. No building permits have been issued for the proposed addition. The applicant is requesting an extension of time for both entitlements due to financial and budgetary constraints. If the request is denied, the Vacation (VAC-28532) and Site Development Plan Review (SDR-28531) will be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/27/97	The City Council approved a request for Rezoning (Z-0020-97) from R-1, R-3, R-4, R-5, R-E, P-R, C-1, C-2, and C-V to PD (Planned Development) for property located between Alta Drive, Charleston Boulevard, Martin L. King Boulevard and Rancho Drive. The Planning Commission and staff recommended approval.
06/19/02	The City Council approved a request for a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to update and revise the plan document as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a request for a Major Modification of the Medical District Plan (MOD-28530) from MD-1 (Medical Support) to MD-2 (Major Medical) Special Land Use Designation on 17.49 acres at 1001 Shadow Lane. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Petition to Vacate (VAC-28532) a portion of Hastings Avenue generally located west of Hastings Avenue and Desert Lane.
	The City Council approved a related request for a Site Development Plan Review (SDR-28531) for a proposed 66,200 square-foot University Education and Administration Building addition to an existing University Campus.
10/08/09	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-35591) of a previously approved Vacation (VAC-28532) that vacated a portion of Hastings Avenue generally located west of Hasting Avenue and Desert Lane.

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<i>Related Building Permits/Business Licenses</i>	
08/23/05	Business license G99-00025 was issued for a Dental School/Research Facility located at 1001 Shadow Lane. The license is still active.
No building permits have been issued for the proposed addition.	

<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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	17.75

<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	Dental School/Research Facility	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Special Land Use Designation]
North	Offices/Bank/Undeveloped Land	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) and MD-1 (Medical Support) Special Land Use Designation]
South	Restaurant/School/Medical Offices/Church	O (Office)	C-1 (Limited Commercial)
East	Restaurant/Single Family Dwellings/Multi-Family Dwellings	UMC (Las Vegas Medical District)	PD (Planned Development) [SC (Service Commercial) and P-O (Professional Office) Special Land Use Designation]
West	University Medical Center (UMC)	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Special Land Use Designation]

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Las Vegas Medical District	X		Y
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		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 Petition to Vacate (VAC-28532) a portion of the west side of Hastings Avenue and Desert Lane, and for a related Site Development Plan Review (SDR-28531) for a proposed 66,200 square-foot university education and administration building addition to an existing university campus located at 1001 Shadow Lane. The subject site is currently being used for a dental school, research facility and medical offices. No Plan Check has been submitted for review nor have any building permits been issued for the proposed building addition.

FINDINGS

The applicant is requesting an Extension of Time for both the Vacation (VAC-28532) and Site Development Plan Review (SDR-28531) due to the lack of available funds to begin construction. Staff has no objection to this request and is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Vacation (VAC-28532) and Site Development Plan Review (SDR-28531) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0