

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: EARL JACOBSON

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41794	Staff recommends APPROVAL, subject to conditions:	EOT-41793

**** CONDITIONS ****

EOT-41794 CONDITIONS

Planning

- 1.This Variance (VAR-20152) shall expire on May 16, 2013 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Variance (VAR-20152) and all other site related actions as required by the Department of Planning 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 Variance (VAR-20152) to allow a two-story, 35-foot tall office building 15 feet from residential property where residential adjacency standards required 105 feet on the east side of 6th Street, 335 feet south of St. Louis Avenue. There have not been any plans submitted for review, nor have any building permits been issued for the proposed project. Additionally, there have not been any recent changes in land use or new development in the surrounding areas. The applicant is requesting an Extension of Time as they are not at a stage in the project to apply for building permits. Staff recommends approval of this request.

It is noted that there is one (1) related Extension of Time (EOT-41793) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/16/07	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-20150) from PF (Public Facilities) to O (Office) on 0.69 acres on the east side of 6 th Street, 335 feet south of St. Louis Avenue. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a related request for Rezoning (ZON-20151) from C-V (Civic) to O (Office).
	The City Council approved a related request for a Variance (VAR-20152) to allow a two-story, 35-foot high office building 15 feet from residential property where residential adjacency standards require 105 feet.
	The City Council approved a related request for a Site Development Plan Review (SDR-20149) for a proposed 11,110 square-foot office building.
07/01/09	The City Council approved a request for an Extension of Time (EOT-34518) of a previously approved Rezoning (ZON-20151) from C-V (Civic) to O (Office) on 0.69 acres on the east side of 6 th Street, 335 feet south of St. Louis Avenue. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-34520) of a previously approved Variance (VAR-20152) to allow a two-story, 35-foot high office building 15 feet from residential property where residential adjacency standards require 105 feet.
	The City Council approved a request for an Extension of Time (EOT-34519) of a previously approved Site Development Plan Review (SDR-20149) for a proposed 11,110 square-foot office building.

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<i>Most Recent Change of Ownership</i>	
02/24/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There have not been any plans submitted for review nor have any building permits been issued for the proposed development.

<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	0.69

<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 Office Building	O (Office)	O (Office)
North	Church	PF (Public Facility)	C-V (Civic)
South	Undeveloped land	SC (Service Commercial)	R-1 (Single Family Residential) and RPD-25 (Residential Planned Development- 25 Units per Acre)
East	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<i>Master Plan Area</i>			
Beverly Green / Southridge Neighborhood	X		Y

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<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 (175 feet)	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 second request for an Extension of Time of a previously approved Variance (VAR-20152) to allow a two-story, 35-foot tall office building 15 feet from residential property where residential adjacency standards require 105 feet on the east side of 6th Street, 335 feet south of St. Louis Street. There have not been any plans submitted for review, nor have any building permits been issued for the proposed project. Additionally, there have not been any recent changes in land use or new development in the surrounding areas.

Title 19.16.140 deems a Variance exercised upon the issuance of a building permit for the proposed project, or issuance of a business license, if required.

FINDINGS

The Variance (VAR-20152) has not met the requirements outlined in Title 19.16.140 to exercise the entitlement as a building permit has not been issued for the proposed development. The applicant is requesting an extension of time as they are not at a stage in the project to apply for building permits. Staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Variance (VAR-20152) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0