

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 20, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: BARNET LIBERMAN - OWNER: 305 LAS VEGAS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41595	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-41595 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-20492) 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 Site Development Plan Review (SDR-20492) 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 occupied by a retail establishment with the remaining land undeveloped. A Site Development Plan Review (SDR-20492) was previously approved for a 120-foot tall, 1,500 space parking structure with 12,000 square feet of ground floor commercial space at the northeast corner of Casino Center Boulevard and Coolidge Avenue. No plans have been submitted for review nor have any building permits been issued for the proposed project. The applicant recently submitted new plans for a Special Use Permit (SUP-41599) and Site Development Plan Review (SDR-41829) for a 16-story mixed-use development at the subject site that is scheduled to be heard at the August 9, 2011 Planning Commission meeting.

The applicant is requesting an Extension of Time for the Site Development Plan Review (SDR-20492) as they are not at a stage in the project to request building permits, pending approval of the new entitlements. There has been a change in land use and development for a new office and retail development for property located southwest of the subject site. The Site Development Plan Review (SDR-20492) does not negatively affect the recent changes in land use and development; therefore, staff is recommending approval of this request with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/15/64	The City Council approved a request for 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 on the south. The Planning Commission recommended approval.
09/23/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-4999) for a proposed 153,100 square-foot mixed development on 1.38 acres adjacent to the north side of Coolidge Avenue between Casino Center Boulevard and 3 rd Street. Staff recommended approval.
05/16/07	The City Council approved a request for a Site Development Plan Review (SDR-20492) for a 120-foot high, 1,500 space parking structure with 12,000 square feet of ground floor commercial on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/15/09	The City Council approved a request for an Extension of Time (EOT-33723) of a previously approved Site Development Plan Review (SDR-20492) for a 120-foot high, 1,500 space parking structure with 12,000 square feet of ground floor commercial on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue. Staff recommended approval.
08/09/11	The Planning Commission is scheduled to hear a request for a Special Use Permit (SUP-41599) for a proposed 16-story mixed-use development on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue. Staff is recommending denial.
	The Planning Commission is scheduled to hear a related request for a Site Development Plan Review (SDR-41829) for a proposed 16-story mixed-use development, including 16,000 square feet of commercial space and 330 multi-family residential units and a waiver of the Downtown Centennial Plan Streetscape standards.

<i>Most Recent Change of Ownership</i>	
11/07/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/04/83	A business license (G04-01039) was issued for a Retail Establishment at 931 S. Casino Center Boulevard. The license is still active.
There have not been any building permits 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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.63

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<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; Retail Establishment with Proposed Parking Structure and Commercial Establishments	MXU (Mixed-Use)	C-2 (General Commercial)
North	Multi-Family Units	MXU (Mixed-Use)	C-2 (General Commercial)
South	Undeveloped Land	MXU (Mixed-Use)	C-2 (General Commercial)
East	Offices and Undeveloped Land	MXU (Mixed-Use)	R-4 (High Density Residential) with a Resolution of Intent to C- 2 (General Commercial) and C-2 (General Commercial)
West	Offices and Undeveloped Land	MXU (Mixed-Use)	R-4 (High Density Residential) with a Resolution of Intent to C- 2 (General Commercial) and C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan (18B Las Vegas Arts District)	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
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

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ANALYSIS

This is the second request for an extension of time of a previously approved Site Development Plan Review (SDR-20492) for a 120-foot tall, 1,500 space parking structure with 12,000 square feet of ground floor commercial space at the northeast corner of Casino Center Boulevard and Coolidge Avenue. No plans have been submitted for review nor have any building permits been issued for the proposed project. The applicant recently submitted new plans for a Special Use Permit (SUP-41599) and Site Development Plan Review (SDR-41829) for a 16-story mixed-use development at the subject site that is scheduled to be heard at the August 9, 2011 Planning Commission meeting.

Title 19.16.100 of the Unified Development Code deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site.

FINDINGS

The Site Development Plan Review (SDR-20492) has not met Title 19.16.100 requirements to exercise the entitlement as no building permits have yet to be issued. The applicant is requesting an Extension of Time as they are not at a stage in the project to request building permits, pending the approval of the new entitlements. There has been a change in land use and development in the surrounding area that includes a new office and retail development located southwest of the subject site. The Site Development Plan Review (SDR-20492) does not negatively affect the recent changes in land use and development; therefore, staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-20492) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0