



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 2, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: MCKELLAR DEVELOPMENT GROUP, INC. -

OWNER: NWH II, LTD

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-43268 EOT-43266	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-43268

Planning

1. This Special Use Permit (SUP-23106) shall expire on September 19, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-23106) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-43266 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-23105) shall expire on September 19, 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 (SUP-23105) 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 four-story, 126-room hotel to be located on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. On 08/29/08, a Plan Check (29741) was processed for the proposed facility, but no building permits have been issued. The applicant is requesting an Extension of Time due to the poor economic climate in Las Vegas. As the surrounding area has not experienced any significant changes in land use or new development, 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>	
09/19/07	The City Council approved a request for a Special Use Permit (SUP-23106) for a proposed 126-room hotel on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-23105) for a proposed four-story, 126-room hotel.
10/21/09	The City Council approved a request for an Extension of Time (EOT-35842) of a previously approved Special Use Permit (SUP-23106) for a proposed 126-room hotel on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-35843) of a previously approved Site Development Plan Review (SDR-23105) for a proposed four-story, 126-room hotel.

<i>Most Recent Change of Ownership</i>	
01/08/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/29/08	Plan Check #29741 was processed for a four-story hotel at 2850 North Tenaya Way. No permits were issued as several City Department's had concerns related to the plans that required addressing.

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<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 2.40

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped Land-Proposed Hotel	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Undeveloped Land, Hospital	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Hotel, Offices	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	US-95 (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Medical Offices	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Technology Center	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 (140 feet)	X		Y
Trails			N/A
Rural Preservation Overlay District			N/A
Las Vegas Redevelopment Plan Area			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

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ANALYSIS

This is the second request for an Extension of Time of a previously approved Special Use Permit (SUP-23106) and Site Development Plan Review (SDR-23105) for a four-story, 126-room Hotel on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. On 08/29/08, Plan Check #29741 was processed for the proposed facility, but due to discrepancies noted by several City Departments, no building permits have been issued.

Title 19.16.110 and 19.16.100 deem a Special Use Permit and Site Development Plan Review exercised upon the issuance of a building permit for new construction.

FINDINGS

The Special Use Permit (SUP-23106) and Site Development Plan Review (SDR-23105) have not been exercised in accordance with the requirements of Title 19.16.110 and 19.16.100 as no building permits have been issued for the proposed project. The applicant is requesting an Extension of Time due to the poor economic climate in Las Vegas. As the surrounding area has not experienced any significant changes in land use or new development, staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-23106) and Site Development Plan Review (SDR-23105) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0