



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WAYWARD PROPERTIES, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-43377 EOT-43378 EOT-43379	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-43377 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-18925) shall expire on October 17, 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-18925) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-43378 CONDITIONS

Planning

1. This Variance (VAR-19609) shall expire on October 17, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-19609) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-43379 CONDITIONS

Planning

- 1.This Variance (VAR-18924) shall expire on October 17, 2013 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Variance (VAR-18924) 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 an existing structure that is to be demolished and replaced by a two-story, 3,299 square-foot professional office building (SDR-18925) with waivers of the perimeter landscape buffer widths, and Variances (VAR-18924 and VAR-19609) that allowed six parking spaces, and a 50-foot lot width with a four-foot side yard setback at 514 South 7th Street. No plans have been submitted for review, nor have any building permits been issued for the proposed project. There have been new entitlements for properties in the surrounding areas that include a covered parking lot and office building to the north of the subject site.

The applicant is requesting Extension of Times of the above entitlements due to the challenging economic conditions in Las Vegas. As the proposed project will not negatively affect the new development to the north, staff is recommending approval with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/17/07	The City Council approved a request for Rezoning (ZON-18923) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 514 South 7 th Street. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a related request for a Variance (VAR-18924) to allow six parking spaces there 11 are required for a proposed two-story, 3,299 square-foot office building.
	The City Council approved a related request for a Variance (VAR-19609) to allow a 50-foot lot width where 60 feet is the minimum lot width required, and a four-foot side yard setback where five feet is the minimum required for a proposed two-story, 3,299 square-foot professional office building.
	The City Council approved a related request for a Site Development Plan Review (SDR-18925) for a two-story, 3,299 square-foot office building with waivers to allow perimeter landscape buffer widths of four feet on the north and zero feet on the south property lines where eight feet is required.
12/02/09	The City Council approved a request for an Extension of Time (EOT-36228) of a previously approved Variance (VAR-18924) to allow six parking spaces there 11 are required for a proposed two-story, 3,299 square-foot office building at 514 South 7 th Street. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/02/09	The City Council approved a related request for an Extension of Time (EOT-36229) of a previously approved Variance (VAR-19609) to allow a 50-foot lot width where 60 feet is the minimum lot width required, and a four-foot side yard setback where five feet is the minimum required for a proposed two-story, 3,299 square-foot professional office building.
	The City Council approved a related request for an Extension of Time (EOT-36227) of a previously approved Site Development Plan Review (SDR-18925) for a two-story, 3,299 square-foot office building with waivers to allow perimeter landscape buffer widths of four feet on the north and zero feet on the south property lines where eight feet is required.

<i>Most Recent Change of Ownership</i>	
05/26/06	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 there 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	0.16

<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	Proposed Professional Offices	MXU (Mixed-Use)	P-R (Professional Office and Parking)
North	Apartments	MXU (Mixed-Use)	R-3 (Medium Density Residential and Apartments)

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<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>
South	Offices	MXU (Mixed-Use)	P-R (Professional Office and Parking)
East	Offices	MXU (Mixed-Use)	P-O (Professional Office)
West	Offices	MXU (Mixed-Use)	P-R (Professional Office and Parking)

<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			
H (Historic Designation-Las Vegas High School Neighborhood District)	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		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-18924) that allowed six parking spaces where 11 are required, a Variance (VAR-19609) that allowed a 50-foot lot width where 60 feet is required with a four-foot side yard setback, and a Site Development Plan Review (SDR-18925) for a proposed two-story, 3,299 square-foot professional office building with waivers to allow perimeter landscape buffer widths of four feet on the north and zero feet on the south property lines where eight feet is the minimum required at 514 South 7th Street. No plans have been submitted for review nor have any building permits been issued for the proposed project. There have been new entitlements for properties in the surrounding areas that include a covered parking lot and office building to the north of the subject site.

Title 19.16.140 and Title 19.16.100 deem a Variance and Site Development Plan Review exercised upon the issuance of a building permit for new construction.

FINDINGS

The Variances (VAR-18924 and VAR-19609) and Site Development Plan Review (SDR-18925) have not been exercised in accordance with the requirements of Title 19.16 as no building permits have been issued for the proposed project. The applicant is requesting an Extension of Time due to the challenging economic conditions in Las Vegas. As the proposed project will not negatively affect the new development to the north, staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Variances (VAR-18924 and VAR-19609) and Site Development Plan Review (SDR-18925) shall be required.

<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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