



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 20, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: URBAN LOFTS XIV, LTD

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-45197 EOT-45198	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-45197 CONDITIONS

Planning

- 1.This Variance (VAR-11723) shall expire on April 19, 2014 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Variance (VAR-11723) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-45198 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-11728) shall expire on April 19, 2014 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-11728) 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 proposed 79-lot single family development (SDR-11728) and a Variance (VAR-11723) that allowed 11,627 square feet of open space where 61,079 square feet is the minimum required at the northwest corner of 25th Street and Charleston Boulevard. No plans have been submitted for review nor has any building permits been issued for the proposed development, though tentative and final maps were submitted and approved. There have been new entitlements approved for properties in the surrounding areas that include a retail establishment with beer/wine/cooler off-sale to the west, shopping center to the west/northwest, and a commercial development to the southwest.

Though new entitlements have been approved in the surrounding area, staff finds that the proposed project will not negatively affect those properties; therefore, is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/19/06	The City Council approved a request for Rezoning (ZON-11718) from C-2 (General Commercial) to R-PD13 (Residential Planned Development-13 Units per Acre) on 6.07 acres at the northwest corner of 25 th Street and Charleston Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a related request for a Waiver of Title 18.12.100 (WVR-12176) to allow 30-foot private streets where 37 feet is the minimum width required.
	The City council approved a related request for a Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required.
	The City Council approved a related request for a Site Development Plan Review (SDR-11728) for a proposed 85-lot single family development.
05/17/06	The City Council approved a request to change the Future Land Use Designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/02/06	The Planning Commission approved a request for a Tentative Map (TMP-16653) for a proposed 79-lot single family development on 6.07 acres adjacent to the northwest corner of 25 th Street and Charleston Boulevard. Staff recommended approval.
07/24/07	The Department of Planning and Department of Public Works approved a request for a Final Map Technical Review (FMP-22974) for 'Eastern Avenue Lofts Single Family Townhomes.'
05/21/08	The City Council approved a request for an Extension of Time (EOT-27713) of a previously approved Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required at the northwest corner of 25 th Street and Charleston Boulevard. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-27711) of a previously approved Site Development Plan Review (SDR-11728) for a proposed 79-lot single family development.
06/02/10	The City Council approved a request for an Extension of Time (EOT-38018) of a previously approved Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount of open space required at the northwest corner of 25 th Street and Charleston Boulevard. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-38017) of a previously approved Site Development Plan Review (SDR-11728) for a proposed 79-lot single family development.

<i>Most Recent Change of Ownership</i>	
01/27/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There have not been any recent 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.

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Field Check	
05/02/12	Staff conducted a field check of the subject site and found the land undeveloped with a small amount of scattered trash on the property.

Details of Application Request	
Site Area	
Gross Acres	6.07

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped Land	MXU (Mixed-Use)	R-PD13 (Residential Planned Development- 13 Units per Acre)
North	Undeveloped Land	C (Commercial)	C-1 (Limited Commercial)
South	Restaurants, Pawn Shop, Retail Establishments, Financial Institution	C (Commercial)	C-2 (General Commercial)
East	Clark County	Clark County	Clark County
West	Retail Establishment	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
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 third request for an Extension of Time of a previously approved Site Development Plan Review (SDR-11728) for a proposed 79-lot single family development and a Variance (VAR-11723) to allow 11,627 square feet of open space where 61,079 square feet is the minimum amount required at the northwest corner of 25th Street and Charleston Boulevard. No plans have been submitted for review nor has any building permits been issued for the proposed development, though tentative and final maps were submitted and approved. There have been new entitlements approved for properties in the surrounding areas that include a retail establishment with beer/wine/cooler off-sale to the west, shopping center to the west/northwest, and a commercial development to the southwest.

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

FINDINGS

The Variance (VAR-11723) and Site Development Plan Review (SDR-11728) have not been exercised in accordance with the requirements of Title 19.16.140 and 19.16.100 as a building permit has not yet been issued for the proposed project. The applicant is requesting a three-year Extension of Time as the economic downturn in the housing market slowed the sale of existing homes considerably, impacting their ability to exhaust current inventory before beginning new construction. Though new entitlements have been approved in the surrounding area, staff finds that the proposed project will not negatively affect those properties; therefore, is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Variance (VAR-11723) and Site Development Plan Review (SDR-11728) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0