



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-54461 EOT-54462 EOT-54463	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

EOT-54461 CONDITIONS

Planning

1. This Variance (VAR-45114) shall expire on June 12, 2016 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of Variance (VAR-45114) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-54462 CONDITIONS

Planning

1. This Special Use Permit (SUP-45116) shall expire on June 12, 2016 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of Special Use Permit (SUP-45116) and all other site related actions as required by the Department of Planning and Department of Public Works.

EOT-54463 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-45115) shall expire on June 12, 2016 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-45115) and all other site related actions as required by the Department of Planning and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is undeveloped land with a previously approved Variance (VAR-45114), Special Use Permit (SUP-45116) and Site Development Plan Review (SDR-45115) for a proposed four-story, 55-foot tall, 87-unit, 50,478 square-foot hotel with waivers to allow a distance separation of 82 feet from a single family dwelling, where 330 feet is required, the streetscape and sign requirements of the Town Center Development Standards manual, including allowing a 65-foot tall Pylon Sign where 24 feet is the maximum allowed. There is an associated Variance (VAR-45114) to allow 74 parking spaces where 87 are required and to allow one loading space where three are required on 1.83 acres at 5701 Sky Pointe Drive. No plans have been submitted for review nor have any building permits been issued for the proposed development. As there have not been any significant changes in land use or development in the surrounding area and this is the first request for an Extension of Time. Staff is recommending approval with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/20/89	The City Council approved a request for a Rezoning (Z-0083-89) from N-U (Non-Urban) and C-2 (General Commercial) to R-3 (Limited Multiple Residential), R-PD6 (Residential Planned Development), R-PD18 (Residential Planned Development) and C-1 (Limited Commercial) of property located on the southeast corner of Rancho Drive and Tropical Parkway for an Apartment Retirement Community Townhomes and Shopping Center. The Planning Commission and staff recommended approval.
10/03/95	The City Council approved a request for Rezoning (Z-0064-95) from C-2 (General Commercial) and N-U [(Non-Urban) – under Resolution of Intent to R-E (Residence Estates)] to C-1 (Limited Commercial) of property located on the north side of Ann Road between Tenaya Way and Rancho Drive for a proposed 96,900 square-foot Mini-Storage Facility and 171,000 square-foot Commercial Center. The Planning Commission and staff recommended approval.
05/02/07	The City Council approved a request for a Site Development Plan Review (SDR-19097) for a four-story, 50,478 square-foot Hotel with a waiver to allow perimeter landscape buffer width of 14 feet for a three-foot section where 15 feet is the minimum required on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive. The Planning Commission recommended approval and staff recommended denial.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/02/07	The City Council approved a request for a Special Use Permit (SUP-19100) for a Hotel with a waiver to allow a distance separation of 80 feet from a residential use where 330 feet is the minimum required at the southwest corner of Tenaya Way and Sky Point Drive. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Variance (VAR-19447) to allow a four-story hotel where two-stories are the maximum permitted on 1.83 acres at the southwest corner of Tenaya Way and Sky Point Drive. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Master Sign Plan (ARC-20049) and waivers of the Town Center Development Standards Manual for a 65-foot tall pylon sign where 24 feet tall is the limit; to allow a pylon sign advertising one tenant where multiple tenants is required; and for a 12-foot tall monument sign where eight feet tall is the limit for a commercial development, located on the southwest corner of Tenaya Way and Sky Point Drive. The Town Center Architectural Committee recommended approval and staff recommended denial.
05/21/08	The City Council approved a request for the Petition to Vacate (VAC-27172) a portion of a 10-foot wide public drainage easement at 5701 Sky Pointe Drive. The Planning Commission and staff recommend approval.
06/17/09	The City Council approved a request for Extension of Time (EOT-34375, EOT-34413 and EOT-34376) for a Site Development Plan Review (SDR-19097) for a four-story, 50,478 square-foot Hotel with a Waiver to allow a perimeter landscape buffer width of 14 feet for a three-foot section where 15 feet is the minimum required; for a Special Use Permit (SUP-19100) for a Hotel with a Waiver to allow a distance separation of 80 feet from a residential use where 330 feet is the minimum required; and for a Variance (VAR-19447) to allow a four-story hotel where two-stories are the maximum permitted on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive. Staff recommended approval.
05/25/10	A code enforcement case (91243) was processed for tall weeds, trash and debris on a vacant lot at 5701 Sky Pointe Drive. The case was resolved on 06/25/10.
06/12/12	The Planning Commission approved a request for a Variance (VAR-45114) to allow 74 parking spaces where 87 spaces are required and to allow one loading space where three are required at 5701 Sky Pointe Drive. The Department of Planning recommended denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-45116) for a Hotel, Motel or Motel Suites with a Waiver to allow a distance separation of 82 feet from a Single Family, Detached dwelling where 330 feet is required at 5701 Sky Pointe Drive. The Department of Planning recommended denial.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-45115) for a proposed four-story, 55-foot tall, 87-unti, 50478 square-foot Hotel with waivers of the streetscape and sign requirements of the Town Center Development Standards manual, including allowing a 65-foot tall Pylon Sign where 24 feet is the maximum allowed at 5701 Sky Pointe Drive. The Department of Planning recommended denial.

<i>Most Recent Change of Ownership</i>	
06/04/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No plans have been submitted for review, nor have any building permits or business licenses been 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>Field Check</i>	
06/26/14	Staff conducted a field check of the subject site and found a fenced vacant lot with overgrown weeds, trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.83

<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	SC-TC [Service Commercial (Town Center)]	T-C (Town Center)

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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>
North	General Retail Store, Other than Listed	SC-TC [Service Commercial (Town Center)]	T-C (Town Center)
South	Ann Road (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
East	General Retail Store, Other than Listed	SC-TC [Service Commercial (Town Center)]	T-C (Town Center)
West	Liquor Establishment (Tavern)	SC-TC [Service Commercial (Town Center)]	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is the first request for an Extension of Time of a previously approved Variance (VAR-45114), Special Use Permit (SUP-45116) and Site Development Plan Review (SDR-45115) for a proposed four-story, 55-foot tall, 87-unit, 50,478 square-foot hotel with waivers to allow a distance separation of 82 feet from a single family dwelling, where 330 feet is required, the streetscape and sign requirements of the Town Center Development Standards manual, including allowing a 65-foot tall Pylon Sign where 24 feet is the maximum allowed. The associated Variance (VAR-45114) is to allow 74 parking spaces where 87 are required and to allow one loading space where three are required on 1.83 acres at 5701 Sky Pointe Drive. No plans have been submitted for review nor have any building permits been issued for the proposed development.

Title 19.16.100, Title 19.16.110 and Title 19.16.140 deems a Site Development Plan Review, Special Use Permit and a Variance exercised upon the issuance of a building permit for the principal structure on site.

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FINDINGS

The Site Development Plan Review, Special Use Permit and a Variance have not been exercised in accordance with the requirements of Title 19.16.100, Title 19.16.110 and Title 19.16.140 as a building permit has not been issued for the proposed development. The applicant is requesting an Extension of Time, as the approved entitlements would expire prior to the finalization of an agreement between the applicant and Marriott International Incorporated. Because the applicant is working toward an agreement with Marriott International Incorporated, staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Variance (VAR-45114), Special Use Permit (SUP-45116) and Site Development Plan Review (SDR-45115) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A