



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: OWENS 110, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0462-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0462-EOT2	Staff recommends APPROVAL, subject to conditions:	24-0462-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0462-EOT1 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0474-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0462-EOT2 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0474-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to a proposed three-story, 46-unit multi-family residential development on 2.41 acres on the south side of Owens Avenue, approximately 990 feet east of Lamb Boulevard.

ISSUES

- These are the first Extension of Time requests for the approved entitlements.
- Applications for building permits for the approved project have been submitted for review, but permits are not anticipated to be issued until after the two-year approval period of the entitlements. Civil improvement plans have been submitted and are currently in review.
- A request for a Minor Amendment (24-0468-SDR1) of the approved Site Development Plan Review (22-0474-SDR1) to add nine additional units to the development was submitted for staff review on 9/9/24. Approval of that action will run concurrently with the parent case (22-0474-SDR1).

ANALYSIS

The subject site, which is now zoned R-3 (Medium Density Residential), had previously been used as a mobile home park and is also located east of an existing mobile home park. Single-family residential properties zoned R-CL (Single Family Compact-Lot) are located to the east and south of the site.

The requested extensions are for the following approvals:

- 22-0474-VAR1 - to allow a 58-foot residential adjacency setback from the east property line where 78 feet is required. Staff had recommended denial.
- 22-0474-SDR1 - for a proposed three-story, 46-unit multi-family residential development. Staff had recommended denial.

Applications for building permits for the approved project have been submitted for review, but permits are not anticipated to be issued until after the two-year approval period of the entitlements. Civil improvement plans have been submitted and are currently in review. According to the applicant, additional time is needed to finalize development plans and project financing.

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The applicant has also submitted plans for a Minor Amendment of the approved Site Development Plan Review (22-0474-SDR1) that would increase the number of units but reduce the number of buildings in the complex from four to three. This will be reviewed as a separate action; however, the approval period will run concurrently with the approved Site Development Plan Review (22-0474-SDR1).

Staff confirmed that all previous structures have been removed and noted overgrown weeds during a recent field check of the site.

FINDINGS (24-0462-EOT1 and EOT2)

Two key implementation strategies of the East Las Vegas Area Plan are to redevelop substandard housing and incentivize infill housing, which this development fulfills. Development in this area has not significantly changed since the original approval. Staff therefore recommends approval of the requested Extensions of Time for the approved Variance (22-0474-VAR1) and Site Development Plan Review (22-0474-SDR1), with a two-year approval period. If denied, 22-0474-VAR1 and 22-0474-SDR1 will be deemed to be expired as of December 21, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/05/60	The Board of City Commissioners approved a request for a Rezoning (Z-0042-60) from R-E (Residence Estates) to R-2-T (Two Family Residence - Trailer) generally located south of Owens Avenue, east of Lamb Boulevard. The Planning Commission recommended approval.
05/25/67	The Board of Zoning Adjustment approved a request for a Use Permit (U-0015-67) for a proposed trailer park generally located south of Owens Avenue between Lamb Boulevard and Marion Drive. Staff recommended approval.
01/05/68	The Board of Zoning Adjustment approved a request for a Plot Plan Review related to an approved Use Permit (U-0015-67) for a concrete block garage/storage building in a proposed trailer park generally located south of Owens Avenue between Lamb Boulevard and Marion Drive. Staff recommended approval.
01/07/04	The City Council approved a request for a Rezoning (ZON-3138) from R-MHP (Residential Mobile Home Park) to R-CL (Single Family Compact-Lot) on 2.46 acres at 4441 East Van Buren Avenue. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/21/22	The City Council approved a request for a Rezoning (22-0474-ZON1) from R-MHP (Residential Mobile/Manufactured Home Park) from R-3 (Medium Density Residential) on 2.41 acres on the south side of Owens Avenue, approximately 988 feet east of Lamb Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (22-0474-VAR1) to allow a 58-foot residential adjacency setback where 78 feet is required on 2.41 acres on the south side of Owens Avenue, approximately 988 feet east of Lamb Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (22-0474-SDR1) for a proposed three-story, 46-unit multi-family residential development on 2.41 acres on the south side of Owens Avenue, approximately 988 feet east of Lamb Boulevard. The Planning Commission recommended approval; staff recommended denial.
01/04/24	A Code Enforcement Case (CE24-00072) was opened to investigate a complaint regarding debris related to demolition of an existing mobile home park at 4541 East Owens Avenue. The case was resolved 01/08/24.
03/27/24	A Code Enforcement Case (CE24-01894) was opened to investigate a homeless encampment, abandoned cars and graffiti at 4541 East Owens Avenue. The case was resolved 08/20/24.
10/09/24	A Code Enforcement Case (CE24-07929) was opened for demolition and vegetation debris at 4541 East Owens Avenue. The case has not been resolved.

<i>Most Recent Change of Ownership</i>	
02/10/22	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
02/12/24	Application was submitted for a Plan Check Review (PRC24-00011) for a multi-family residential development at 4541 East Owens Avenue consisting of four apartment buildings. As of 08/26/24, the review is in the second submittal and review stage, and no permits have been issued.
03/22/24	Civil improvement plans (L24-00591) for a 46-unit multi-family residential development on the south side of Owens Avenue, approximately 990 feet east of Lamb Boulevard were submitted for review. The plans are still in review.
05/09/24	A building permit (C24-01184) was issued for mechanical demolition of an existing freestanding 800 square-foot CMU restroom structure at 4541 East Owens Avenue. The permit has not been finalized.

<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.

Field Check	
09/30/24	All structures on the site have been removed. There are overgrown weeds on the site. Existing perimeter walls remain. Temporary chain link fencing otherwise surrounds the site. There are two existing driveways from Owens Avenue.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.41

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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>
Subject Property	Residential, Multi-Family [approved]	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Public or Private School, Primary	PU (Public Use) - Clark County	P-F (Public Facility) - Clark County
South	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Mobile Home Park	M (Medium Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A