



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0508-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED n/a

NOTICES MAILED n/a

**** CONDITIONS ****

23-0508-EOT1 CONDITIONS

Planning

1. This approval shall expire on December 15, 2025 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 (21-0516-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 an Extension of Time for an approved Site Development Plan Review (21-0516-SDR1) for a proposed multi-family and retail building development on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard. This is the first requested Extension of Time for this application.

ISSUES

- This is the first Extension of Time request for the approved Site Development Plan Review (21-0516-SDR1).
- Site Development Plan Review (21-0516-SDR1) has an expiration date of December 15, 2023. The Applicant submitted the request for an Extension of Time on September 22, 2023.

ANALYSIS

On December 15, 2021 the City Council approved a Site Development Plan Review (21-0516-SDR1) for a proposed 498,343 square-foot development consisting of two and four-story multi-family and single-story retail buildings with Waivers of the Town Center Development Standards Manual on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard. Per Condition #2 of the approved Site Development Plan Review (21-0516-SDR1) the entitlement will expire on December 15, 2023, unless an Extension of Time is granted.

Title 19.16.100 of the Unified Development Code deems a Site Development Plan Review exercised upon the issuance of a building permit. On January 17th, 2023 the Department of Community Development - Building and Safety Division issued a permit (#C22-02163) for early grading on the subject site. Multiple corresponding building permits have been submitted for site improvements including civil improvements, commercial buildings, clubhouse and townhomes that were submitted between the dates of May 22nd, 2022 to December 06th, 2022; however none of these permits have been issued.

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Since, no building permits have been issued the Site Development Plan Review is set to expire. Pursuant to the submitted Justification Letter, the applicant has requested a two-year Extension of Time to ensure the Site Development Plan Review does not expire and has cited that the project was delayed because the applicant needs additional time to finalize the development plans.

Staff supports this requested Extension of Time, which will allow the applicant additional time to finalize development plans, since the proposed development use still can be conducted in a manner that is harmonious and compatible with the existing single-family detached dwellings in the surrounding area.

FINDINGS (23-0508-EOT1)

The Site Development Plan Review (21-0516-SDR1) has not been exercised in accordance with the requirements of Title 19.16, as a building permit has not been issued for the proposed development. Staff recommends approval of this Extension of Time request with a two-year time limit, as the proposed development still can be conducted in a manner that is harmonious and compatible with the existing single-family detached dwellings located in the surrounding area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
01/18/06	The City Council approved a General Plan Amendment (GPA-9146) to amend the Centennial Hills Sector Plan to allow four-story buildings within the SX-TC (Suburban Mixed Use – Town Center) special land use designation, under certain conditions. The Planning Commission recommended denial. Staff recommended approval.
	The City Council approved a Rezoning (ZON-9908) from U (Undeveloped) [TC (Town Center) General Plan designation to T-C (Town Center) on 20.12 acres at the northwest corner of Centennial Parkway and Monte Cristo Way. The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification (MOD-9918) of the Town Center Development Standards to allow four stories in SX-TC (Suburban Mixed Use – Town Center) where two stories was the maximum height allowed, under certain conditions. The Planning Commission and staff recommended approval.
12/16/09	The City Council approved a Petition to Vacate (VAC-36135) existing public sewer and drainage easements generally located on the south side of Darling Road, approximately 600 feet west of Tenaya Way. The Order of Vacation was recorded 02/17/10.

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<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
07/09/13	<p>The Planning Commission approved a Special Use Permit (SUP-49176) for proposed private streets for a 102-unit multi-family residential development on 5.11 acres at the northwest corner of Tenaya Way and Centennial Parkway. Staff recommended approval. The approval expired 07/09/15.</p> <p>The Planning Commission approved a Site Development Plan Review (SDR-49175) for a proposed 102-unit multi-family residential development [Phase 1] consisting of six, 35-foot tall, three-story buildings with a waiver to allow no structures acting as buffering to the residential uses to the north on 5.11 acres at the northwest corner of Tenaya Way and Centennial Parkway. Staff recommended approval.</p>
01/18/15	<p>Department of Planning staff approved a Minor Amendment (SDR-57245) of an approved Site Development Plan Review (SDR-49175) for a proposed 111-unit multi-family residential development [Phase 1] consisting of three, 35-foot tall, three-story buildings on a 5.11-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way.</p>
07/15/15	<p>The City Council approved a Site Development Plan Review (SDR-58164) for a proposed 261-unit Multi-Family Residential development [Phase 2] consisting of six, 35-foot tall, three-story buildings and accessory clubhouse with a waiver to allow no single-story structures acting as a buffer to the single-family residential uses to the north on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission recommended denial. Staff recommended approval.</p>
11/18/15	<p>The City Council approved a request for a Waiver (WVR-60938) of Title 19.02 and the Town Center Development Standards Manual to defer half-street improvements (curb, gutter, sidewalk, streetlights, streetscape and amenities) adjacent to the site on Darling Road west of Monte Cristo Road in conjunction with an approved multi-family residential development on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. The Planning Commission recommended approval; staff recommended denial.</p>
06/12/18	<p>The Planning Commission approved a request for a Waiver (WVR-73318) of the Town Center Development Standards Manual to allow two existing 96 square-foot monument and development entry statement signs where 75 feet is the maximum allowed for each on 30.25 acres at 7350 West Centennial Parkway. Staff recommended denial.</p>

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<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
10/09/18	The Planning Commission approved a request for a Waiver (WVR-74320) of the Town Center Development Standards Manual to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback where such are required on a 16.06-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-74323) for a proposed 114-unit Multi-Family Residential Development consisting of three, 35-foot tall, three-story buildings on a 5.50-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
01/17/19	The Department of Planning administratively approved a request for a Site Development Plan Review (SDR-75224) for an existing Multi-Family Residential Development on 30.25 acres at the northwest corner of Centennial Parkway and Tenaya Way.
12/15/21	The City Council approved a request for a Major Modification (21-0516-MOD1) to amend the Centennial Hills Town Center land use map to add 1.95 acres [APN 125-22-401-009] and designate the land SX-TC (Suburban Mixed-Use- Town Center) at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (21-0516-GPA1) from R (Rural Density Residential) to TC (Town Center) on 1.95 acres [APN 125-22-401-009] at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (21-0516-ZON1) from U (Undeveloped) [R (Rural Density Residential) land use designation] to T-C (Town Center) on 1.95 acres [APN 125-22-401-009] at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (21-0516-SDR1) for a proposed 498,343 square-foot development consisting of two and four-story multi-family and single-story retail buildings with Waivers of the Town Center Development Standards Manual at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval of the request.

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Most Recent Change of Ownership	
08/21/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/21/15	A building permit (#276167) was issued for Multi-Family Building 1 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
	A building permit (#276168) was issued for Multi-Family Building 2 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
11/02/16	A building permit (#276169) was issued for Multi-Family Building 3 at 7350 West Centennial Parkway. A final inspection was approved 06/14/18.
	A building permit (#276170) was issued for Multi-Family Recreation Building at 7350 West Centennial Parkway. The permit was finalized on 08/22/16.
11/02/16	A building permit (#310715) was issued for a clubhouse at 7350 West Centennial Parkway. A final inspection was approved 04/25/18.
	A building permit (#310716) was issued for Phase 2 Multi-Family Building 1 at 7350 West Centennial Parkway. The permit is currently active.
	A building permit (#310717) was issued for Phase 2 Multi-Family Building 2 at 7350 West Centennial Parkway. The permit is currently active.
	A building permit (#310718) was issued for Phase 2 Multi-Family Building 3 at 7350 West Centennial Parkway. A final inspection was approved 07/03/18.
11/02/16	A building permit (#310719) was issued for Phase 2 Multi-Family Building 4 at 7350 West Centennial Parkway. A final inspection was approved 07/24/18.
11/02/16	A building permit (#310720) was issued for Phase 2 Multi-Family Building 5 at 7350 West Centennial Parkway. A final inspection was approved 04/24/18.
	A building permit (#310721) was issued for Phase 2 Multi-Family Building 6 at 7350 West Centennial Parkway. A final inspection was approved 07/28/18.
07/02/18	A building permit (#C18-02783) was issued for two monument signs at 7350 West Centennial Parkway. A final inspection was approved 10/02/18.
05/09/22	A building permit (#PRC22-00066) was processed for three (3) new shell buildings with site plan following with new fence, eight (8) trash enclosures and 75 light poles for the whole development (the rest of the buildings (clubhouse, apartments and townhomes) will be summited separately at 7400 West Centennial Parkway. The permit has not been issued.

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Related Building Permits/Business Licenses	
05/22/22	A building permit (#L22-01052) was processed for civil improvements (Vue Apartments at Centennial Phase III) for a mixed-use commercial and multi-family development with associated site work which includes wet and dry utilities, paving, grading and site work at the northeast corner of John Herbert Boulevard and Centennial Parkway. The permit has not been issued.
05/23/22	A building permit (#C22-02164) was processed for onsite improvements, new fence, eight (8) trash enclosures and 75 light poles for whole development (Vue Site and Retail Buildings Package) at 7400 West Centennial Parkway. The permit has not been issued.
	A building permit (#C22-02166) was processed for building #2 (Vue Site and Retail Buildings Package) at 7530 West Centennial Parkway. The permit has not been issued.
	A building permit (#C22-02167) was processed for building #3 (Vue Site and Retail Buildings Package) at 7520 West Centennial Parkway. The permit has not been issued.
05/28/22	A building permit (#PRC22-00071) was processed for a new one (1) story clubhouse building with following pool building and pool fence (Vue Clubhouse) at 7400 West Centennial Parkway. The permit has not been issued.
05/31/22	A building permit (#C22-02267) was processed for a new one (1) story clubhouse building (Vue Clubhouse) at 7400 West Centennial Parkway. The permit has not been issued.
	A building permit (#C22-02268) was processed for a pool equipment building (Vue Clubhouse) at 7400 West Centennial Parkway. The permit has not been issued.
06/23/22	A building permit (#PRC22-00081) was processed for twelve (12) two (2) story townhomes buildings (Vue Townhomes Buildings) at 7400 West Centennial Parkway. The permit has not been issued.
06/30/22	A building permit (#PRC22-00080) was processed for a four (4) story apartment buildings 14, 15 and 16 (Vue Apartment Buildings) at 7400 West Centennial Parkway. The permit has not been issued.
12/06/22	A building permit (#L22-01052-A001) was processed for offsite improvements (Vue Apartments at Centennial Phase III) at the northeast corner of John Herbert Boulevard and Centennial Parkway. The permit has not been issued.
01/12/23	A building permit (#L23-00079) was issued for daytime only, emergency retrenching of faulty NV Energy facilities. Including excavation and installation of conduits, vaults and hand holes with remediation by Terra Contracting (NV Energy) at John Herbert Boulevard and Centennial Parkway. The permit was finalized on 08/17/23.

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Related Building Permits/Business Licenses	
01/17/23	A building permit (#C22-02163) was issued for early grading for a multi-use commercial and multi-family residential development (Vue Apartments at Centennial Phase III) at 7400 West Centennial Parkway. The permit has not been finalized.
01/31/23	A building permit (#L23-00079-R001) was issued for revisions to the original scope of work (NV Energy) at John Herbert Boulevard and Centennial Parkway. The permit has not been finalized.
04/26/23	A building permit (#L23-00079-R002) was issued for revisions to the original scope of work (NV Energy) at John Herbert Boulevard and Centennial Parkway. The permit has not been finalized.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/05/23	During a routine site visit, staff noted the subject site is undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	16.41

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	TC (Town Center) - SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
North	Single Family, Detached	RL (Residential Low) - Clark County	R-E (Rural Estates Residential District) - Clark County
South	CC 215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Multi-Family Residential	TC (Town Center) - SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
West	Shopping Center	TC (Town Center) GC-TC (General Commercial – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center Development Standards	Y
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Northwest Open Space Plan	Y
Trails - Town Center Loop Trail adjacent to Centennial Parkway	Y*
Trails – Town Center Primary Arterial Trail adjacent to John Herbert Boulevard	Y*
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

**The hardscapes are installed, sidewalk, curb and gutter adjacent to Centennial Parkway and the southern portion of John Herbert Way. The landscaping will need to be installed, and staff has added a Condition of Approval for the remaining half-street improvements adjacent to John Herbert Boulevard to be completed.*