



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 16, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 900-932 CASINO CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0249-EOT1	Staff recommends APPROVAL, subject to conditions:	
20-0249-EOT2	Staff recommends APPROVAL, subject to conditions:	20-0249-EOT1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

** CONDITIONS **

20-0249-EOT1 CONDITIONS

Planning

1. Special Use Permit (SUP-65287) shall expire on November 16, 2022, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-65287) shall be required, if approved.

JB

20-0249-EOT2 CONDITIONS

Planning

1. Site Development Plan Review (SDR-65288) shall expire on November 16, 2022, unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-65288) and all other site related actions as required by the Department of Planning and Department of Public Works.

Staff Report Page One
December 16, 2020 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a second request for an Extension of Time of a previously approved Special Use Permit (SUP-65287 and a Site Development Plan Review (SDR-65288) for a Mixed-Use development located at the southwest corner of Hoover Avenue and Casino Center Boulevard.

ISSUES

- This is the second request for Extension of Time for Special Use Permit (SUP-65287) and Site Development Plan Review (SDR-65288).
- On 11/16/16, the City Council approved for Special Use Permit (SUP-65287) and Site Development Plan Review (SDR-65288), with a two-year time limit. These applications would have expired as of 11/16/18.
- On 11/07/18, the City Council approved Extension of Time (EOT-74564) of an approved Special Use Permit (SUP-65287) and Extension of Time (EOT-74565) for a Site Development Plan Review (SDR-65288). These two Extensions of Time are set to expire on 11/16/20.
- The applications for Extensions of Time (20-0249-EOT1 and 20-0249-EOT2), were received on 10/19/20.

ANALYSIS

The subject property was approved with a proposed 14-story Mixed-Use development including 33,396 square feet of commercial space and 458 residential units with Waivers of the Downtown Centennial Plan Architectural Standards. On 11/16/16, the City Council approved Rezoning (ZON-65286), Special Use Permit (SUP-65287) and Site Development Plan Review (SDR-65288). On 11/07/18, the City Council approved Extension of Time (EOT-74564) of an approved Special Use Permit (SUP-65287) and Extension of Time (EOT-74565) for a Site Development Plan Review (SDR-65288). These two Extensions of Time are set to expire on 11/16/20.

Pursuant to Titles 19.16.110 and 19.16.100 of the Unified Development Code, the Special Use Permit and Site Development Plan Review; respectively have the “approval period” of two (2) years. These entitlements are considered exercised upon the approval of a building permit issuance. No building permit review has been submitted to the Department of Building and Safety at this time.

Staff Report Page Two
December 16, 2020 - City Council Meeting

The applicant is requesting a second Extension of Time for the proposed project and has indicated in the submitted justification letter that the project has been delayed due to market conditions associated with the COVID-19 pandemic.

FINDINGS (20-0249-EOT1 and 20-0249-EOT2)

Special Use Permit (SUP-65287) and Site Development Plan Review (SDR-65288) have not been exercised in accordance with Titles 19.16.110 and 19.16.100 of the Unified Development Code, as a building permit has not been issued for the proposed development. There have been no notable changes to the surrounding land uses since Special Use Permit and Site Development Plan Review were approved. Granting of these requests will not cause any harm to the City or neighboring developments and will allow the applicant additional time to continue to develop the site. Staff recommends approval of these requests with a two-year time limit. If these requests are denied, then SUP-65287 and SDR-65288 will expire on 11/16/20.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved rezoning (Z-0100-64) to reclassify approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
03/16/05	The City Council approved a Site Development Plan Review (SDR-5782) for a proposed 821 square-foot office conversion. Staff had recommended denial and the Planning Commission recommended approval on 02/10/05.
04/09/09	A Capital Improvement Plan (CIP-16526) was approved for bicycle and pedestrian improvements along Casino Center Boulevard.
08/07/09	A Capital Improvement Plan (CIP-25798) was approved for bicycle and pedestrian improvements along Hoover Avenue.
11/16/16	The City Council approved a request for a Rezoning (ZON-65286) from: R-4 (High Density Residential) and C-2 (General Commercial) to: C-1 (Limited Commercial) located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Three
December 16, 2020 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/16	The City Council approved a request for a Special Use Permit (SUP-65287) for a 14-story Mixed-Use development including 33,396 square feet of commercial space and 458 residential units located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-65288) for a 14-story Mixed-Use development including 33,396 square feet of commercial space and 458 residential units with Waivers of Downtown Centennial Plan architectural standards located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended approval.
11/07/18	The City Council approved an Extension of Time (EOT-74564) of an approved Special Use Permit (SUP-65287) for a 14-story Mixed-Use development including 33,396 square feet of commercial space and 458 residential units at the southwest corner of Casino Center Boulevard and Hoover Avenue. The application is set to expire on November 16 th , 2020.
	The City Council approved an Extension of Time (EOT-74565) for a Site Development Plan Review (SDR-65288) for a 14-story Mixed-Use development including 33,396 square feet of commercial space and 458 residential units with waivers of downtown centennial plan architectural standards on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue. The application is set to expire on November 16 th , 2020.

<i>Most Recent Change of Ownership</i>	
05/13/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no related building permits/business licenses associated with the subject site.

<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.

Staff Report Page Four
December 16, 2020 - City Council Meeting

Field Check	
11/05/20	The subject site is populated with a number of buildings that are either vacant or occupied with small business.

Details of Application Request	
Site Area	
Net Acres	1.25

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Multi-Family; Office; Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
South	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
East	Multi-Family; Office; Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	Office; Undeveloped	MXU (Mixed Use)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
DTLV-O Downtown Las Vegas Overlay District – Area 1 (18b Las Vegas Arts District)	Y
A-O (Airport Overlay) District – 200 Feet	Y
L-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A