

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0459-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A**NOTICES MAILED** N/A

**** CONDITIONS ****

22-0459-EOT1 CONDITIONS

Planning

1. This approval shall expire on 08/19/24, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78820) and (22-0315-SDR1) shall be required, if approved.
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

This is an Extension of Time Request for a previously approved Mixed Use development on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard.

ISSUES

- Per Title 19, an application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time.
- The subject entitlement, Site Development Plan Review (SDR-78820) was approved by the City Council on August 19, 2020.
- The applicant submitted Extension of Time (22-0459-EOT1) request on August 16, 2022 prior to the expiration of Site Development Plan Review (SDR-78820).
- This is the first Extension of Time request for the subject entitlement.

ANALYSIS

The City Council approved Site Development Plan Review (SDR-78820) on August 19, 2020 to allow a proposed a six-story, 70-foot tall Mixed Use development consisting of 270 residential units and 4,000 square feet dedicated for commercial uses on the ground floor. Per the submitted justification letter, an Extension of Time is requested due to the need for minor design changes to the development post City Council approval.

On July 13, 2022, Department of Community Development – Planning Division Staff administratively approved a Minor Amendment Site Development Plan Review (22-0315-SDR1) to allow the following changes:

- The number of residential units has been decreased from 270 to 230.
- The number of parking stalls has been increased from 170 to 206.
- The retail space has been increased from 4,000 square feet to 6,347 square feet.
- The maximum building height has been increased to 74 feet where 70 feet was previously approved.

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- The building elevations have been adjusted for a more articulated façade including detailed stucco features with different color panels, an asymmetrical window design for a more detailed elevation (windows are not stacked) and the inclusion of Juliet balconies and exterior balconies for a less monolithic wall surface. (the balconies do not encroach into the right-of-way)
- Landscaping has been adjusted to the new layout but is still maintained along 4th Street, the ground floor open parking area, the pool deck area, and the rooftop deck area.

FINDINGS - EXTENSION OF TIME (22-0459-EOT1)

The subject site and surrounding parcels remain unchanged since the original approval. Staff has no objection to the granting of a two-year extension of time for the previously approved Site Development Plan Review (SDR-78820).

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
08/19/20	The City Council approved Rezoning (ZON-78819) request from R-3 (Medium Density Residential) and R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.89 acres at 1217, 1215, 1207, 1201, and 1155 South 4th Street.
	The City Council approved Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall mixed-use development, including 270 residential units and 4,000 square feet of commercial space with Waivers Of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard.
11/09/21	The Planning Commission approved Tentative Map (21-0585-TMP1) for a one-lot commercial subdivision on 1.67 acres on the west side of Las Vegas Boulevard at the Park Paseo intersection.
07/13/22	Department of Community Development – Planning Division Staff administratively approved a Minor Amendment Site Development Plan Review (22-0315-SDR1) to allow minor design changes to previously approved Site Development Plan Review (SDR-78820).

<i>Most Recent Change of Ownership</i>	
12/30/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/12/22	Building Permit #PRC22-00047 was processed for the subject mixed use development. The permit was denied due to the need for a Site Development Plan Review amendment.

<i>Pre-Application Meeting</i>	
06/02/22	Staff conducted a pre-application meeting where the submittal requirements and deadlines were reviewed for a proposed Minor Site Development Plan Review amendment.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check

A field check was not required nor was one performed for the requested Extension of Time.

Details of Application Request

Site Area

Net Acres	1.70
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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/Single Family, Detached	C (Commercial)	C-2 (General Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
South	General Retail, Other than listed	C (Commercial)	R-3 (Medium Density Residential)
			C-2 (General Commercial)
East	Hotel	C (Commercial)	C-2 (General Commercial)
West	Office, Other than Listed	C (Commercial)	R-4 (High Density Residential)
			C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
2050 Master Plan: Downtown Las Vegas	Y
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	N/A
Other Plans or Special Requirements	Compliance
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement	N/A

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A