



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: 900-932 CASINO CENTER, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0649-EOT1	Staff recommends APPROVAL, subject to conditions:	
22-0649-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

**** CONDITIONS ****

22-0649-EOT1 CONDITIONS

Planning

1. This approval shall expire 11/16/2024 unless another Extension of Time is approved by the City Council.
2. Conformance to the approved conditions for Special Use Permit (SUP-65287).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0649-EOT2 CONDITIONS

Planning

1. This approval shall expire 11/16/2024 unless another Extension of Time is approved by the City Council.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-65288).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the third 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 third 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.
- On 12/02/20, the City Council approved the second Extension of Time (20-0249) of an approved Special Use Permit (SUP-65287) and a Site Development Plan Review (SDR-65288) with an expiration date of 11/16/22.
- The applications for Extensions of Time (22-0649-EOT1 and 22-0649-EOT2), were received on 10/25/22.

ANALYSIS

The subject property was approved for 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.

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 issuance of a building permit for a principle structure on this site. No building permit application for review have been submitted to the Department of Building and Safety at this time.

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The applicant is requesting a third Extension of Time for the proposed project and has indicated in the submitted justification letter that the project has been delayed due to hyperinflation, an increase in interest rates, and continuing supply chain issues.

FINDINGS (22-0649-EOT1 and 22-0649-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.

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.
	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.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/16	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.
12/16/20	The City Council approved the second Extension of Time (20-0249) 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 the second Extension of Time (20-0249) 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>	
09/12/2011	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.

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<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.
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<i>Field Check</i>

11/03/22	Staff conducted a routine field check and found no issues.
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<i>Details of Application Request</i>
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<i>Site Area</i>

Net Acres	1.25
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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	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-1 (Limited Commercial)
East	Multi-Family; Office; Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	Office; General Retail Store, Other Than Listed Undeveloped	MXU (Mixed Use)	C-M (Commercial/Industrial)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 – 18b Art District	Y
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A