

**AGENDA MEMO - COMMUNITY DEVELOPMENT****CITY COUNCIL MEETING DATE: AUGUST 2, 2023****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: ST. JOSEPH CATHOLIC CHURCH, INC.**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0200-EOT1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\*****PROTESTS**                      0**APPROVALS**                      0

**\*\* CONDITIONS \*\***

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**23-0200-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on 10/06/25 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 (21-0116-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.

**Staff Report Page One**  
**August 2, 2023 - City Council Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is an Extension of Time request for a previously approved Site Development Plan Review to develop a two-story 9,851 square-foot building addition and courtyard on 0.48 acres in the Downtown Las Vegas Fremont East District at the southwest corner of North 9th Street and East Ogden Avenue.

**ISSUES**

- This is the first Extension of Time request for the subject development.
- If this Extension of Time request is denied and building permits are not issued, Site Development Plan Review (21-0116-SDR1) will expire on 10/06/23.

**ANALYSIS**

On October 6, 2021, the City Council approved Site Development Plan Review (21-0116-SDR1) for a proposed two-story, 9,851 square-foot building addition and courtyard to an existing church development at the subject site. The applicant is requesting this Extension of Time as building permits have not been issued. Per the submitted justification letter, "the request is due to the impact of the Covid shutdown repercussions that affected the supply chain, cost of material goods, labor and the financial availability of credit in which projected costs have risen outside present sight."

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. 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. In this instance, the City Council originally approved the proposed project on October 6, 2021.

The Planning Commission or City Council, as the case may be, may take such action as it deems appropriate regarding the application, including without limitation:

1. Allowing the extension of the previous approval;
2. Allowing the extension of the previous approval subject to conditions other than any previously imposed; or
3. Denial of the extension of the previous approval.

**Staff Report Page Two**  
**August 2, 2023 - City Council Meeting**

**FINDINGS (23-0200-EOT1)**

Staff finds the request for an Extension of Time meets the requirements of Title 19.16 and the proposed development remains compatible with the surrounding area and can be conducted in a manner that is harmonious with the surrounding land uses. Therefore, staff is recommending approval of the request with a two-year expiration.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
11/19/09	The Planning Commission approved a Site Development Plan Review (SDR-36294) to allow a proposed parking lot with Waivers of the Downtown Centennial Plan Streetscape Standards on 0.16 acres at 128 North 8 <sup>th</sup> Street. Staff recommended approval.
10/16/19	The City Council approved General Plan Amendment (GPA-75814) from: C (Commercial) and MXU (Mixed Use) to: FBC (Form Based Code) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. Planning Commission and Staff recommended approval.
	The City Council approved a Rezoning (ZON-76747) from: C-1 (Limited Commercial), C-2 (General Commercial), R-5 (Apartment), R-4 (High Density Residential), R-3 (Medium Density Residential), and R-2 (Medium Low Density Residential) to: T4-N (T4 Neighborhood), T4-MS (T4 Main street), T4-C (T4 Corridor), T5-N (T5 Neighborhood), T5-MS (T5-Main Street), and T6-UC (Urban Core) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. Planning Commission and Staff recommended approval.
10/06/21	The City Council approved Site Development Plan Review (21-0116-SDR1) for a proposed two-story 9,851 square-foot building addition and courtyard on 0.48 acres in the Downtown Las Vegas Fremont East District at the southwest corner of North 9th Street and East Ogden Avenue.

<b><i>Most Recent Change of Ownership</i></b>	
06/04/07	A deed was recorded for a change in ownership. (APN: 139-34-612-035)
06/25/10	A deed was recorded for a change in ownership. (APN: 139-34-612-050)
09/09/16	A deed was recorded for a change in ownership. (APN: 139-34-612-051)

**Staff Report Page Three**  
**August 2, 2023 - City Council Meeting**

***Related Building Permits/Business Licenses***

04/01/22	A Building Permit application (#L22-00563) for proposed improvement plans for a proposed parish hall and courtyard was submitted for review. The permit has not been issued and is awaiting required revisions.
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***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***

07/05/23	A routine field check was conducted of the subject site; nothing was noted of concern.
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***Details of Application Request***

***Site Area***

Net Acres	0.64
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Church/House of Worship	FBC (Form Based Code)	T5-MS (T5 Main Street)
North	General Retail, Other than Listed		
	Mixed-Use		
South	Multi-Family Residential		
East	Parking Lot		
West	Hotel, Motel, or Hotel Suites		

Staff Report Page Four  
August 2, 2023 - City Council Meeting

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y
LW-O (Live/Work Overlay) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
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