

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-13883 - APPLICANT: BLOKHAUS - OWNER:
ARTCENTRAL LLC

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13879) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/30/06, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building setback requirement is hereby approved, based on the proposed façade articulation and massing of the building.
5. The Waiver from the Downtown Centennial Plan streetscape to allow a 10 foot sidewalk along Casino Center Boulevard instead of an 11-foot wide sidewalk and no amenity zone is hereby approved, due to the constraints of the public right-of-way. All other streetscape elements shall conform to the Downtown Centennial Plan requirements.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

10. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
13. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
14. The surfacing of the alley entrance shall conform to the Alleyway Treatment, as depicted in Graphic 8 of the Downtown Centennial Plan.
15. The principal entry of the building shall open onto the public sidewalk, and shall be articulated through material, color, detailing, shade structure, or change in the plane of the façade in accordance with the requirements of the Downtown Centennial Plan.
16. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
19. Landscape and maintain all unimproved right-of-way, if any, on Casino Center Boulevard adjacent to this site. The proposed exit door shall be redesigned to open inwards and not encroach into the public right-of-way.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

21. Site development to comply with all applicable conditions of approval for ZON-13879 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a six story, 89-unit apartment development on 0.64 acre approximately 150 south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard. Rezoning case (ZON-13879) will be heard as a companion item to this case.

EXECUTIVE SUMMARY

This project will provide much needed rental housing in the 18b Las Vegas Arts District Neighborhood. It is a six level structure with the ground level set aside for 66 parking spaces. Projects with no ground floor units are not ideal but given the constraints of the site and the need for such rental housing in the area, this project is acceptable. The Casino Center Boulevard side will be screened with a semi-solid, perforated steel screening with Art Central Haus written on it. There will be two levels of studio units, two levels of one-bedroom and one level of two-bedroom apartments with all units having an outside deck.

BACKGROUND INFORMATION

A) Related Actions

- 08/10/06 The Planning Commission recommended approval of companion item ZON-13879 concurrently with this application.
- 08/10/06 The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #28/yk).

B) Pre-Application Meeting

- 02/03/06 Staff reviewed the application with the applicant and indicated that the project would require two waivers of the Downtown Centennial Plan. Concern was raised regarding the fact that this was not a mixed use project that is encouraged in the 18b Las Vegas Arts District. The fact that the ground level was all parking was raised as a concern as well. The applicant was advised that a full justification was needed for this project to move forward.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.64 acre

B) Existing Land Use

Subject Property: Multi Family Residential
 North: Offices
 South: Multi Family Residential
 East: Multi Family Residential
 West: Shops/restaurant

C) Planned Land Use

Subject Property: Mixed-Use
 North: Commercial
 South: Mixed-Use
 East: Mixed-Use
 West: Mixed-Use

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
 North: C-2 (General Commercial)
 South: C-1 (Limited Commercial)
 East: C-1 (Limited Commercial)
 West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a C (Commercial) land use designation. The Commercial designation allows uses comparable to the following land use categories: SC (Service Commercial), GC (General Commercial), and O (Office). The subject site is also part of the Downtown Centennial Plan and is within the Arts District. The proposed uses are in compliance with the land use designations.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Airport Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Arts District. The district is intended to accommodate a variety of commercial, residential and arts-related uses within a dense, urban environment. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with the Redevelopment Plan.

INTERAGENCY ISSUES

There are no interagency issues with this development.

PROJECT DESCRIPTION

The project involves the removal of the existing structures and the construction of a new 6-story apartment building, with a total of 89 residential units. The ground level will be set aside for 66 parking spaces that will be screened from the Casino Center Boulevard frontage. The apartments will be located off of a center courtyard and each unit will have its own deck/balcony.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.64 Acre	N/A
Min. Lot Width	N/A	125 Feet	N/A
Min. Setbacks			
• Front (Casino Center)	0 Feet	0 Feet	Y
• Side	N/A	0 Feet	N/A
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Up to 100%	100%	Y

Max. Building Height	N/A	71 6	N/A
Trash Enclosure	Walled/roofed	Interior	Y
Mech. Equipment	Screened	Y	Y

Mechanical equipment is shown to be screened at the roof top. The project complies with the 18b Las Vegas Arts District development standards.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards. The nearest single family residence is 1,323 feet from the subject property.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Suggested			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Residential Units	41 Studio units	1.25 spaces per unit	51.25	3		
	40 1 bedroom units	1.25 spaces per unit	50	2		
	8 two bedroom units	1.75 spaces per unit	14	1		
TOTAL	89 Units		114	6	85	2

Under the requirements of Title 19.10, the proposed development is deficient by 29 regular parking spaces and 4 handicapped parking spaces. Typically, a minimum of 1 parking space per unit has been provided in the Centennial Plan area for residential developments. As these are rental apartments, many of the residents of this type of development will use public transportation for their travel needs and this project is just a few hundred feet away from the public bus route. There will also be some limited parking available on the adjacent streets. Between these two options, the project appears to be adequately parked.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
North/South Street Casino Center	1 Palm Tree @ 35 o.c. max. (min. 25 height)	6 Trees	6 Trees
Sidewalk	11 Sidewalk		10

The site plan indicates that the minimum number of trees will be provided in the public right-of-way as required by the Downtown Centennial Plan. Due to the constraints of the existing rights-of-way, the sidewalks will not meet the minimum required width, and no landscape amenity zone will be provided. The applicant has requested a Waiver from the streetscape requirements to address this issue.

A5) Sign Standards

All signage shall be subject to the requirements listed in the Downtown Centennial Plan relative to the Arts District, and will be addressed under a separate permit.

B) General Analysis and Discussion

•Zoning

The subject property is zoned C-1 (Limited Commercial) and will need to be rezoned for this project. Rezoning case (ZON-13879) is a companion item and requests that the property be zoned to R-5 (Apartment District) that will permit the proposed use. The Arts District section of the Centennial Plan allows multi-family developments by right, and no Special Use Permit is required.

•Site Plan

The site plan fits well for the location. Due to the limited size of the lot, the entire ground level will be used for parking. Normally this would not be acceptable but given the need for rental housing in the Arts District, the plan will work. The garage will be well screened from the Casino Center Boulevard frontage with a decorative screen. Access to the garage will be from Casino Center Boulevard and access to the alley parking spaces will be off of the alley. Trash receptacles are located off of the alley as well. Access to the units is only from within the parking structure.

- Waivers

The applicant has requested the following Waivers from the Downtown Centennial Plan requirements:

1. **Building Stepbacks:** The Centennial Plan requires a minimum five-foot stepback at the 4th, 11th, and 18th stories of a building. The fact that this structure is only six-stories will negate the need for a stepback at the 4th story. There is adequate articulation to the façade elements to satisfy the design requirements of the Downtown Centennial Plan. Consequently, staff recommends approval of the Waiver.
2. **Streetscape:** The Centennial Plan requires an 11-foot wide sidewalk and a five-foot wide amenity zone in the public rights-of-way; due to the constrained rights-of-way area, a 10 foot wide sidewalk will be provided along Casino Center Boulevard frontage. The applicant will provide the required trees along Casino Center Boulevard but will not be able to provide the required five feet wide amenity zone. The trees will have tree grates. Due to these constraints, staff recommends approval of the Waiver.

- Landscape Plan

The landscape plan depicts the use of palm trees along Casino Center Boulevard in accordance with the Centennial Plan streetscape requirements. The specifications indicate that the trees will comply with the spacing requirements. The sidewalk will need to include the required accent paving at the alley entrance as required by the Centennial Plan, and the required alley treatment will also need to be provided.

- Elevation

This will be a 6-story building of a Type V Construction over a 1-level concrete podium. The skin of the building will be corrugated steel with both smooth and grooved surfaces and concrete with glazed windows. The geometric relief of the façade makes for a visually appealing look.

- Floor Plan

Levels 2 and 3 will feature 41 studio units at 750 square feet each. Levels 4 and 5 will feature 40 one-bedroom units at 1000 square feet each. The sixth level will have eight 2-bedroom units at 1,170 square feet each. All of the units will be entered off of the central courtyard or walkway above the courtyard. Each unit will also have a private deck/balcony. Three stairwells and one elevator will provide access between the levels.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed use is compatible with adjacent residential mixed use developments in the area. This type of residential units is needed in order to make the Arts District viable.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed development is consistent with the General Plan, Title 19, and is generally consistent with the Downtown Centennial Plan. Waivers have been requested from the building setback and streetscape requirements, but the overall design of the project is consistent with the objectives of the Centennial Plan.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The primary access to the parking garage will be off of Casino Center Boulevard, a primary north/south boulevard. The alley access will assist in dispersing traffic from the development, and should not significantly impact the adjacent roadway.

- 4. Building and landscape materials are appropriate for the areas and for the City;**

The proposed building and landscape materials are generally appropriate for the area and for the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The use of corrugated steel, concrete and glazed glass will offer a unique look for this relatively small-scale building and will be an asset to the Arts District. 18b the Las Vegas Arts District Development Standards encourages the industrial/functional aesthetic this project displays.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project will be subject to inspections, and appropriate measures will be taken to protect public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 162 by Planning Department

APPROVALS 0

PROTESTS 0