



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-13897 - APPLICANT: STRATORISE, LLC/AZTEC
INTERNATIONAL - OWNER: GEOSUMMIT, LLC.

**** CONDITIONS ****

The Planning Commission (4-2/ds/bg-1/rt vote) recommends DENIAL and staff recommends APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the mixed-use section.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13899).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

****STAFF REPORT****

APPLICANT REQUEST

This is a request for a Special Use Permit for a Mixed-Use development at 1431 South Las Vegas Boulevard.

EXECUTIVE SUMMARY

This mixed use residential project has a rather unique ground floor design in that the driveway is circular and off set to the right of the tower structure off of Las Vegas Boulevard. This permits two primary entrances into the tower, one directly off of Las Vegas Boulevard and one directly off of the driveway. The retail space is found directly on the Las Vegas Boulevard frontage with its own entrance. This 45-story tower features six levels of parking, an amenity floor and then the residential units on the remaining upper levels.

BACKGROUND INFORMATION

A) Related Actions

- 06/21/06 There is no land use or zoning history on file for this parcel. Records show that the current zoning is C-2 (General Commercial).
- 08/10/06 The Planning Commission recommended denial of companion items SU-13891 and SDR-13899 concurrently with this application.
- 08/10/06 The Planning Commission voted 4-2/ds/bg-1/rt to recommend DENIAL (PC Agenda Item #37/yk).

B) Pre-Application Meeting

- 05/16/06 A pre-application meeting was held where it was discussed that a Site Development Plan Review and two Special Use Permits would be required to move this project forward. The need for three waivers of the Downtown Centennial Plan was also noted.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.50 acres
Net Acres: 1.30 acres

B) Existing Land Use

Subject Property: Vacant lot/Wedding Chapel
 North: Vacant lot
 South: Vacant lot
 East: Residential duplexes
 West: Retail/bar/restaurant

C) Planned Land Use

Subject Property: C (Commercial Use)
 North: C (Commercial Use)
 South: C (Commercial Use)
 East: C (Commercial Use)
 West: C (Commercial Use)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
 North: C-2 (General Commercial)
 South: C-2 (General Commercial)
 East: R-2 (Medium Density Residential)
 West: C-2 (General Commercial)

E) General Plan Compliance

The Las Vegas Redevelopment Plan designates the parcels C (Commercial), which permits office uses, limited commercial uses, and general commercial uses. The proposed mixed-use development is consistent with the land use designation.

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

Downtown Centennial Plan

The parcel is located within the Downtown South district, which encourages major mixed-use residential projects. Height, setback, parking requirements and other development regulations are not automatically applied to properties within the Downtown Centennial Plan area; however, additional streetscape and architectural requirements are applicable. This proposed project is generally consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

This parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Commercial land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Trails

This development is not adjacent to any Transportation, Recreation, or Urban Trails.

Scenic Byway Overlay District

This project is within the Las Vegas Boulevard Scenic Byway Overlay District which requires all signage to have at least 75% exposed neon. No signage is being considered with this application.

INTERAGENCY ISSUES

No issues have been raised to date.

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	1.5 Acres	N/A
Min. Lot Width	N/A	278 Feet	N/A
Min. Setbacks			
• Front (LVB)	0 Feet	18 Feet	Y
• Side	N/A	0 Feet	N/A
• Rear	0 Feet	10 Feet	Y
F.A.R.	N/A	13.4%	N/A
Max. Lot Coverage	Up to 100%	Not indicated	Y
Max. Building Height	N/A	517 Feet	N/A
Trash Enclosure	Walled/roofed	Yes	Y
Loading Zone	1	0	N
Mech. Equipment	Screened	Enclosed	Y

The front setback of the building on Las Vegas Boulevard does not comply with the Downtown Centennial requirement for 70% frontage along the front property line, due to the design of the entry driveway. A trash enclosure is shown near the center

of the building with direct access to the internal driveway. The submitted plans would suggest that mechanical equipment will be screened; a condition has been included to establish compliance with the screening requirements contained in the Code.

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 site is located approximately 290 feet from the nearest single-family 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	<i>Provided</i> Parking	
		Regular	Handicap
Multifamily Residential <ul style="list-style-type: none"> • Residential Parking • Guest Parking 	421 Units	421 3	9 0
Commercial <ul style="list-style-type: none"> • Retail 	1,190 SF	10	Not Provided
Total:		434	9

A total of 434 parking spaces will be provided for the development, which allows a minimum of one parking space per residential unit and 13 spaces for the commercial component. A total of 9 handicapped spaces are also provided.

Public Works has reviewed the submitted plans for traffic circulation issues, and has not noted any significant concerns.

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 Las Vegas Boulevard	1 Palm Tree @ 35 o.c. max. (min. 25 height)	8 Trees	9 Trees
Sidewalk	11 Sidewalk		LVB 20

The project includes seven palm trees within the amenity zone and an additional two shade trees by the curb-side driveway. There is also a planter with 14 water bamboo with a decorative screening wall behind it to screen the driveway and the ground level of the parking structure.

The provided landscape meets the overall intent of the requirements of the Downtown Centennial Plan.

A5) Sign Standards

No detailed information has been submitted relative to proposed signage for the development. Signage shall be reviewed under a separate application, subject to conformance with the requirements of Title 19.06.140 the Las Vegas Boulevard Scenic Byway Overlay District.

B) General Analysis and Discussion

•Zoning

The commercial use located at the ground floor is permitted in accordance with the requirements of the C-2 (General Commercial) zoning district. This project also requires a Special Use Permit for the McCarran Airport Overlay; Special Use Permit (SUP-13891) has been filed as a companion case.

•Site Plan

This project has a rather unique ground floor design in that a circular driveway is located off of Las Vegas Boulevard with the commercial space being completely separate from the lobby area of the structure on the northwest corner of the building. Two primary entrances are provided, one directly off of Las Vegas Boulevard and the other directly off of the circular driveway to the south. A one-way entrance to the parking garage is located at the south end of the project with a one-way exit on the north end of the project. The circular drive is entered off of the main entrance and then exits directly on to Las Vegas Boulevard.

- Waivers

The development requires waivers from the Downtown Centennial Plan requirement for building stepbacks, and 70% frontage requirements. A building stepback is provided at the 7th story of the building, but no additional stepbacks are provided as required on the 11th and 18th floors. The configuration of the building and the modern sleek façade provides sufficient variation to the appearance of the building, and is consistent with the design goals of the Centennial Plan. The unique design of the driveway sets the bulk of the parking structure back that causes the need for the waiver of the 70% frontage requirement.

- Elevation

Contemporary materials are used on the building exterior, which include Stone veneer, pre-finished metal and painted concrete. Aqua-blue tinted and gray tinted glass will provide the dominate colors of the structure framed within the painted white concrete support columns. There is significant variation in the façade on the lower seven levels that clearly indicates where the commercial and garage levels end and the residential units begin. However, there is enough vertical articulation that extends down to the foundation to unite the building as one entity. The six-levels of the garage are open with steel horizontal bars providing both safety and decorative elements to these levels.

- Floor Plan

The symmetry of the floor plan allows for efficient access from the parking structure to the elevator lobbies, and contributes to the effectiveness of the pedestrian circulation with the structures. The amenities for the residential units will be located atop the parking structure.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The location of this project along Las Vegas Boulevard is within the Downtown Centennial Plan that encourages mixed-use commercial/residential projects. The surrounding area is expected to be redevelopment in the near future with similar type of high-intensity projects.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

This downtown location is ideal for this type of mixed-use development.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Las Vegas Boulevard is a main entry street into downtown and provides excellent access to the project. The site also has excellent access to public transportation, which will assist in reducing the number of vehicle trips generated by the development.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise public health, safety, or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 231 by City Clerk

APPROVALS 0

PROTESTS 0