



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-15039 - APPLICANT/OWNER: CORESTONE, LLC

**** CONDITIONS ****

The Planning Commission (4-0-2/se/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Urban Lounge.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-15038), and Site Development Plan Review (SDR-15035).
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 ****

APPLICATION REQUEST

This is a request for a Special Use Permit for an Urban Lounge in conjunction with a proposed expansion of Tinocos bistro adjacent to the southwest corner of Casino Center Boulevard and Boulder Avenue. Site Development Plan Review (SDR-15035) and Special Use Permit (SUP-15039) will be heard with this case.

EXECUTIVE SUMMARY

This is the first application for the new land use of Urban Lounge in the Arts District. This project meets the minimum requirement of having at least two seats for every bar seat away from the bar. This requirement plus the waiver of the distance requirement is what sets an Urban Lounge apart from a traditional Tavern.

BACKGROUND INFORMATION

A) Related Actions

- 01/19/00 City Council approved Special Use Permit (U-122-99) for a 14 x 48 off-premise advertising (Billboard) sign.
- 01/08/03 City Council approved A Special Use Permit (SUP-1146) for a restaurant service bar.
- 08/24/06 The Planning Commission recommended approval of companion items SUP-15038 and SDR-15035 concurrently with this application.
- 08/24/06 The Planning Commission voted 4-0-2/se/rt to recommend APPROVAL (PC Agenda Item #65/yk).

B) Pre-Application Meeting

- 03/01/06 Staff identified the need for two Special Use Permits and a Site Development Plan Review for this project to move forward. It was noted that a request for a waiver of the Downtown Centennial Plan Streetscape Standard would be necessary.**

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

Gross Acres: .130 acre
 Net Acres: .097 acre

B) Existing Land Use

Subject Property: Multiple retail/restaurant
 North: Vacant/Laundry
 South: Retail
 East: Vacant
 West: Retail

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-2 (General Commercial)
 North: C-2 (General Commercial)
 South: C-2 (General Commercial)
 East: C-2 (General Commercial)
 West: C-2 (General 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 18b The Las Vegas Arts District. The proposed use is 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 use is in conformance with the Redevelopment Plan.

Trails

This project is adjacent to two Urban Trails: the Boulder and the Monorail Trails. There are no requirements of the property owner for either of these trails at the present time.

INTERAGENCY ISSUES

There are no interagency issues with this development.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Tinocos Dining	700 SF	1 space/50 GFA	14	1	6	1
Kitchen	400 SF	1 space/200 GFA	2	1	1	
Office/galleries	24081 SF	1 space/300 GFA	80	4	6	
Urban Lounge	4930 SF	1 space/50 GFA	99	4	9	1
Totals	30,111		195	10	24	2

Parking standards are not automatically applied to projects within the Downtown Centennial Plan area. If standards were applied, this project would be under parked by 171 spaces. However, the applicant has agreed to improve a vacant lot on the northwest corner of Casino Center Boulevard and Boulder Avenue for use as a parking lot as a condition of approval for this project. This would be a permanent parking lot until a new Site Development Plan Review is submitted and approved by City Council. This lot will provide an additional 24 spaces. There are also 19 parking spaces on the adjacent Boulder Avenue available to the public. The new Bus Rapid Transit (BRT) route is located adjacent to the project and Charleston Boulevard is a primary CAT bus route providing ample public transportation for the project. Several approved and under-construction residential projects are within an easy walk to the project.

The city is currently working with business owners in the area to develop a parking plan that will meet the needs of the developing Arts District. Although this project is currently under-parked, it has operated effectively for several years without the recommended amount of parking spaces.

B) General Analysis and Discussion

- Zoning

The C-2 (General Commercial) Zone permits an Urban Lounge with an approved Special Use Permit. This use is only permitted within the Arts District and this project is located in the center of the Arts District.

- Use

The proposed Urban Lounge use is permitted with an approved Special Use Permit.

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.**

This project is in the center of the Arts District and will be an asset to the atmosphere of the District. The surrounding property is zoned C-2 (General Commercial) so no future problems should arise.

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

The proposed Urban Lounge is an addition to the existing Tinocos bistro. The location being at the intersection of two major streets fits this use well.

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.

The location is at the intersection of two major streets; Charleston Boulevard and Casino Center Boulevard will provide adequate access to the site.

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.

All health and welfare codes will be applied.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 365 by City Clerk

APPROVALS 0

PROTESTS 0