

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-15042 - APPLICANT: KEEP MEMORY ALIVE
FOUNDATION - OWNER: CITY PARKWAY V, INC.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
3. A Waiver from the Parkway Center Development Standards build-to line is hereby approved, to allow the building to be located 25 feet from the front and corner side property lines, and to modify the streetscape plan accordingly to allow visibility of the proposed structure.
4. A Waiver from the Parkway Center Development Standards exterior materials requirements is hereby approved, to eliminate the requirement for the use of stone veneer on the lower floors of the building and to allow tinting of the ground floor windows.
5. A revised landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit, depicting a minimum ten-foot wide sidewalk along all street frontages, and reducing the undulations in the sidewalk pattern. The sidewalk shall align with the sidewalk proposed along the remainder of the Union Park frontages on Grand Central Parkway and Bonneville Avenue.
6. The palm trees shown along the Grand Central Parkway frontage shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
7. New street light fixtures, benches and trash receptacles shall be installed along the public right-of-way in accordance with specifications provided by the Public Works Department, and shall be consistent with the fixtures proposed for the Union Park site.

8. 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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Alternate finishes for the stainless steel exterior cladding shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.
11. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners, loading spaces and trash areas shall be fully screened from street-level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan. Service areas shall be fully screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
13. 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Grant pedestrian access easements for all sidewalks located outside of the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
19. Landscape and maintain all unimproved rights-of-way, if any, on Bonneville Avenue and Grand Central Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonneville Avenue and Grand Central Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center Commercial Subdivision and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 62,616 square foot commercial development consisting of a medical research and treatment building, a museum and an activities center, and Waivers of the Parkway Center build-to line requirement and exterior materials requirements on 1.9 acres at 22 South Grand Central Parkway.

EXECUTIVE SUMMARY

The proposed project generally complies with the requirements of the Parkway Center Development standards. The applicant has requested Waivers of the build-to line requirement and the building materials requirements; due to the iconic nature of the structure and the prominent location of the site, staff has recommended approval of the requests. Adjustments are required to the sidewalk design and to the finish of the stainless steel cladding; both issues may be resolved administratively by Planning and Development staff. It should be noted that the parking facilities for the project are to be provided by the City of Las Vegas as part of the Union Park development.

BACKGROUND INFORMATION

A) Related Actions

- 11/23/98 The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
- 01/02/02 The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
- 09/07/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/ff).

B) Pre-Application Meeting

- 06/22/06 At the pre-application conference, issues were discussed relative to the Parkway Center development standards, the reflectivity of the stainless steel cladding of the structure, the development of parking spaces by the City of Las Vegas immediately north of the site, and the provision of access to the site.

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: 1.9

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Government Use
East: Undeveloped
West: Furniture Mart

C) Planned Land Use

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
South: PF (Public Facilities)
East: MXU (Mixed-Use)
West: MXU (Mixed-Use)

D) Existing Zoning

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: C-V (Civic)
East: PD (Planned Development)
West: PD (Planned Development)

E) General Plan Compliance

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The clinic and activities center uses are consistent with the SC (Service Commercial) designation, and are therefore in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Gaming District	X	
Airport Overlay District	X	
Trails	X	
Rural Preservation Overlay District		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 Parkway Center District. The district is intended to accommodate a wide variety of commercial, public and residential uses within vertically or horizontally mixed-use configuration. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

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

Gaming Enterprise District

The parcel is within the boundaries of a Gaming Enterprise District. As there will not be any non-restricted gaming in conjunction with the proposed use, no additional applications are required.

Trails

A pedestrian path is designated along the Bonneville Avenue right-of-way, which requires a five-foot sidewalk and five-landscape amenity zone. The proposed sidewalk and landscaping along Bonneville Avenue will conform to the minimum requirements.

Airport Overlay District

This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 feet in height; any structures over this height limit must be reviewed by the Federal Aviation Administration (FAA). The structure is less than 175 feet in height, and no additional applications are necessary.

PROJECT DESCRIPTION

The proposed development includes a four-story medical research and treatment facility with approximately 32,000 square feet of area, with an attached activities center that will be used for special events. The activities center includes a kitchen and café, a multipurpose hall, and a museum facility. The facility is part of the larger Union Park site, and will be constructed in accordance with the master development plan for that site.

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 Parkway Center Development Standards manual addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.9 acres	N/A
Min. Lot Width	N/A	Approx. 260	N/A
Min. Setbacks			
• Front	0 Feet	25 Feet	N
• Side	N/A	12-8	Y
• Corner	0 Feet	25 Feet	N
Max. Lot Coverage	Up to 100%	64%	Y
Max. Building Height	N/A	82	N/A
Min. Building Height	4 stories	4 stories	Y
F.A.R.	1.5	.75	N
Trash Enclosure	Walled/roofed	Walled	Y
Loading Zone	N/A	1 space	N/A
Mech. Equipment	Screened	Screened	Y

The proposed structure does not comply with the Parkway Center build-to line requirement; a Waiver has been requested to address this issue. In addition, the structure does not comply with the minimum Floor Area Ratio (F.A.R.) when reviewed individually; however, it is included as part of the larger Union Park site, and will comply when included with the development proposed for the larger site.

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 2,400 feet from the nearest single-family residence.

A3) Parking and Traffic Standards

Pursuant to Section 4.12 of the Parkway Center Development Standards, the following parking standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Medical (Office)	38,125 SF	3/1000 GFA	115			
Conference Center	22,712 SF	0.5/1000 GFA	12			
Total			127	5 (of total)	350	Not indicated

A total of 127 parking spaces will be required for the facility, of which a minimum of 5 handicap parking spaces must be provided. A temporary surface parking lot will be developed by the City of Las Vegas immediately north of the subject site, and will include 350 parking spaces which may be used by the proposed facility. Handicap parking spaces will be required in accordance with code requirements. The temporary parking lot will be approved as part of a separate Site Development Plan Review application.

A4) Landscape and Open Space Standards

Pursuant to Section 3 and Section 6 of the Parkway Center Development Standards, the following landscape standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Streetscape Treatment East/West Street	1 Shade Tree/30 o.c. max. (min. 24 box)	9 Trees	5 Trees
Streetscape Treatment North/South Street	1 Palm Tree/25 o.c. max. (min. 25 brown trunk)	12 Trees	10 Trees
Sidewalk Width	10 Feet		5 Feet 10 Feet

The landscape plan is generally in conformance with code requirements; the street trees have been limited to the edges of the site, so as to open up the corner to allow views of the building. The sidewalk width will need to be increased to ten feet in order to comply with the Parkway Center standards.

A5) Sign Standards

No information has been provided relative to signage for the project. All signage will be subject to the requirements of the Parkway Center Development Standards and Title 19.14.

B) *General Analysis and Discussion*

•Zoning

The proposed uses are in conformance with the Parkway Center standards, and the building is generally in compliance with the required development standards. A waiver is required for the building placement. The structure by itself does not meet the minimum Floor Area Ratio (F.A.R.) mandated by the Parkway Center Development Standards, but as this parcel is part of the larger Union Park site, the F.A.R. will be calculated for the entire Union Park property. Parking for the facility will be developed by the City of Las Vegas, and will be located immediately north of the proposed structure.

•Site Plan

The site plan depicts the activities center located near the intersection of Bonneville Avenue and Grand Central Parkway, with its sculptural metal screen serving as a prominent focal point for the Union Park development. The landscaping at the intersection has been designed so that views of the structure will be preserved. The clinic portion of the facility is housed in a four-story stucco-clad building that serves as a backdrop to the sculptural form of the activities center. It is intended that the principal pedestrian access to the structure will be from within the Union Park site; however, there will be pedestrian connections from the public sidewalks along Bonneville Avenue and Grand Central Parkway that will also provide access to the facility. Vehicular access to the site will be by way of a driveway on Bonneville Avenue and an access easement; additional access will be available from a driveway on Grand Central Parkway that will be developed as part of the surface parking lot to be constructed by the City. The service area will be at the west side of the clinic building facing Grand Central Parkway; additional screening is recommended so as to prevent visibility of the area from the right-of-way.

- Waivers

The following Waivers have been requested:

1. **Build-to Line Requirement:** The Parkway Center Development Standards require that buildings be located along the front property line for a minimum of 60% of the street frontage. The proposed structure is located 25 feet back from the front property line, in order to better display its iconic sculptural form and offer views of the structure. Due to the unique design and location of the site, staff recommends approval of the request.
2. **Exterior Materials Requirement:** The Parkway Center standards require that stone veneer be used on the bottom floors of all buildings; the proposed structure will utilize a metal screen for the activities center and a stucco-clad exterior for the clinic facility. Due to the unique design of the structure, staff recommends approval of the request.

- Landscape Plan

The landscape plan generally conforms to the Parkway Center standards, with the exception of the street trees, which have been limited to the edges of the site in order to increase exposure of the metal trellis that will serve as a visual node at the intersection of Grand Central Parkway and Bonneville Avenue. The sidewalk width will need to be increased to ten feet in order to comply with Parkway Center standards, and it is recommended that the undulations of the sidewalk be reduced in order to have a more urban pathway. The landscape plan indicates that the palm trees to be located in the streetscape area along Grand Central Parkway will only be 14 feet in height to the top of the brown trunk; the standard height in the Downtown Centennial Plan area is 25 feet. The majority of the plant materials is consistent with the recommendations of the Las Vegas Valley Water Districts guidebooks, and will be appropriate for the desert climate.

- Elevations

The proposed facility is composed of two distinct forms: the sculptural stainless-steel trellis that covers the activities center, and the rectilinear stucco-clad clinic building that serves as a backdrop to the activities center. The form and unique character of the building will serve as a prominent focal point for the Union Park development, and raises the bar for architectural design in Las Vegas.

A Waiver from the materials requirements has been requested, as noted above. One element of concern relative to the use of materials is the stainless steel that has been selected for the exterior of the activities center; the material will have an angel hair finish, which is a surface treatment that reduces the natural reflectivity of the stainless steel material. While this treatment will assist in reducing reflected heat and glare, the submitted sample still has reflective qualities, and alternate finishes should be investigated to mitigate any potential impacts.

•Floor Plan

The floor plan depicts the principal entrance to the structure on the north side of the site, adjacent to the parking area; pedestrian access will be available from both Grand Central Parkway and Bonneville Avenue. The clinic will have a separate entrance at the north side of the building; a covered walkway will lead to a small courtyard area under the metal trellis, from which the museum, activities center, and kitchen will be accessed.

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 development and is consistent with the master plan for the Union Park site.

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

The proposed development is consistent with the General Plan and Title 19, and generally consistent with the Parkway Center Development Standards.

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

Vehicular access will be from within the Union Park site; adequate easements are currently in place to allow access to the facility. The traffic generated by the facility will not significantly impact adjacent roadways or neighborhood traffic.

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

The proposed building materials are appropriate for an iconic building; it is recommended that alternate finishes for the stainless steel material be investigated to reduce any issues with reflected heat or glare. The landscape materials are generally appropriate for the desert climate.

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 form and design of the building is unique, and will create a signature piece of architecture at an important entrance to the Union Park site.

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

The development will be subject to inspections, and adequate measures will be taken to secure public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 96 by Planning Department

APPROVALS 0

PROTESTS 0