



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-13899 APPLICANT: STRATORISE, LLC/OWNER: GEOSUMMIT, LLC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 6, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/30/06 and 06/26/06 except as amended by conditions herein.
4. A waiver from the Downtown Centennial Plan requirement for building stepbacks is hereby approved, based on the level of façade articulation detailed in the submitted elevations.
5. A waiver from the 70% frontage requirement for building placement is hereby approved, based on the pedestrian amenity areas provided at the base of the building.
6. Prior to the submittal of a building permit, 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.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoe-box fixtures and downward-directed lights. Wallpack lighting shall utilize shoe-box fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. 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.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. 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 material staging area; street closures; and the location and design of parking for all construction workers.
13. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
14. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & Rs.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. All signage must meet the requirements of the Las Vegas Boulevard Scenic Byway Overlay District.
17. 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 service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
18. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

19. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Las Vegas Boulevard South adjacent to this site.

20. Coordinate the sewer connection of this site with the Collection System Planning Section of the Department of Public Works.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Design Standards concurrent with development of this site.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
25. Coordinate with the Collection Systems Planning Section of the Department of Public Works for assistance with determining an appropriate sewer connection point to provide service to this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
26. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No

recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

27. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
28. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
29. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
30. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
31. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 45-story mixed use development including; 421 residential units, 1,190 square-feet of commercial space and waivers from Downtown Centennial Plan section DS5.1a to allow no wall alignment where 70 percent of the building street wall is require to align along the edge of the sidewalk or the median setback of existing buildings within the same block or street frontage, and from section DS5.1i to allow no building stepbacks where building stepbacks are required on the 4th, 11th, and 18th floors on 1.3 acres located at 1431 South Las Vegas Boulevard. Two companion Special Use Permit applications (SUP-13891) and (SUP-13897) will be heard with this item.

EXECUTIVE SUMMARY

This 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 tower features six levels of parking, an amenity floor and then the residential units on the 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 SUP-13897 and SUP-13891 concurrently with this application.
- 08/10/06 The Planning Commission voted 4-2/ds/bg-1/rt to recommend DENIAL (PC Agenda Item #38/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 two 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. However, the applicant has met with the President of the Historic John S. Park Neighborhood regarding this project.

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.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	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 of the Downtown Centennial Plan, 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.

PROJECT DESCRIPTION

This residential tower will front on Las Vegas Boulevard with the primary tower being located above a six-story parking garage. The amenity deck is located on the 7th floor and features a spa, outside pool and deck, a clubhouse and lounge for residents use. An 1,190 square foot retail/restaurant space will be available with direct access off of Las Vegas Boulevard.

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. A shadow study was conducted and indicates that the proposed tower will have a minimum effect on the adjacent neighborhood, primarily during the afternoon of the winter months.

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	Provided Parking	
		Regular	Handicap
Multifamily Residential - Residential Parking - Guest Parking	421 Units	421 3	9 0
Commercial 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 plants 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. The residential units are only permitted upon approval of a Special Use Permit; Special Use Permit (SUP-13897) has been filed as a companion case. The Special Use Permit for a Mixed-Use structure requires non-residential uses on the ground floor and architectural features that distinguish the separate uses within the building; the proposed development is in conformance with these requirements. This project also requires a Special Use Permit for the McCarren 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. A loading zone is located within the ground floor of the building off of the primary driveway and is large enough to accommodate a large 18-wheeled truck.

•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. A loading zone is located off of the elevator on the ground level.

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 development will be compatible with adjacent development, and will assist in improving the jobs/housing balance in the area.

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, and is generally consistent with the requirements of Title 19 and the Downtown Centennial Plan. Waivers have been requested for elements of the development that do not strictly conform to the Centennial Plan requirements.

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

The traffic circulation for the site has been designed so as to reduce impacts to Las Vegas Boulevard and the surrounding neighborhood with the circular driveway and one-way entrance and exit to the garage.

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

The proposed landscape materials are appropriate for the area and conforms closely to the Downtown Centennial Plan requirements. The proposed building materials are appropriate for the area and 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;

Adequate care has been exercised in detailing the building facade in order to create an orderly and harmonious appearance between the tower and the attached parking structure. At the same time there are vertical architectural elements that unite the structure as a whole.

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

The development will be subject to ongoing inspections and therefore will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT

9

SENATE DISTRICT

10

NOTICES MAILED

231 by Planning Department

APPROVALS

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PROTESTS

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