



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-16267 - APPLICANT: NEWLAND COMMUNITIES -
OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. All development on the site shall be subject to the standards contained in the Union Park Design Standards (TXT-16302), as adopted by City Council.
2. All development shall be in conformance with the general site development plan, date stamped 08/24/06, except as amended by conditions herein.
3. A parking district plan with cross-parking agreements for the development site shall be approved by the Planning Commission or City Council prior to the issuance of building permits for any development parcel. Building permits may be issued for the development on Parcel A1 (SDR-15042) prior to the approval of the parking district plan.
4. All development on the individual development parcels shall be subject to the approval of a Site Development Plan Review application.
5. Any new utility or power service line provided to the development site shall be placed underground from the external property line of the development to the point of onsite connection.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Identify the on-site street network as public roadways or private. Geometric design of all public roadways shall meet the approval of the City Engineer.

10. Coordinate with the Collection System Planning section of the Department of Public Works regarding connection to public sewer. 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.
11. Landscape and maintain all unimproved rights-of-way, if any, in the public rights-of-way adjacent to or within this site.
12. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to or within this site prior to occupancy of this site.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. 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.
15. 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 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.
16. Dedicate all proposed public streets and appropriate deceleration/right turn lanes adjacent to this site, acceptable the City Engineer, prior to or concurrent with onsite development activities.
17. Construct all proposed public streets and deceleration/right turn lanes along Grand Central Parkway concurrent with onsite development activities as allowed by the City Engineer.
18. All existing aboveground public utilities adjacent to this site shall be relocated underground concurrent with development of this site, unless it is demonstrated to the satisfaction of the City Engineer that a particular facility cannot be relocated underground for technical reasons; any facilities that remain aboveground must be appropriately relocated to provide appropriate screening and/or integration into proposed architectural features.

19. 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, other than for the Ruvo Alzheimers Center. 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 other than for the Ruvo Alzheimers Center. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Site Development Plan Review application has been submitted in conjunction with the Union Park Design Standards (TXT-16302) to establish the general layout for the Union Park redevelopment site. This review is not intended to permit the construction of any structures on the site, but rather serves as the entitlement process for the establishment of the development parcels and future dedication of the street network.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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.
09/20/06	The City Council approved a Site Development Plan Review application (SDR -15042) for a proposed 62,616 square foot medical research center and museum on a 1.9 acre portion of the subject site. The Planning Commission and staff had recommended approval of the request.
10/05/06	The Planning Commission recommended approval of a Text Amendment (TXT-16302), adopting the Union Park Design Standards. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #55/ff).
<i>Pre-Application Meeting</i>	
07/07/06	At the pre-application conference, it was noted that a master Site Development Plan Review would be required, and that a separate Site Development Plan Review application would be required for individual sites within the development area.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required as part of this application request, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	61.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Government Use	PF (Public Facilities)	C-V (Civic)
East	Union Pacific Railroad	C (Commercial)	M (Industrial) C-2 (General Commercial)
West	Furniture Mart	MXU (Mixed-Use)	PD (Planned Development)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		Y
Downtown Casino Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

All development on the site will be subject to the Union Park Design Standards (TXT-16302), which are scheduled to be adopted concurrently with this Site Development Plan Review application.

Development Standards	
Site Development Standards	Development standards for each block are contained in Section 4 of the Union Park Design Standards document. The design standards establishment minimum frontage/build-to requirements, allowable setbacks, tower locations, parking locations, and open space. No height limits are automatically applied;

<i>Residential Adjacency Standards</i>	
3:1 proximity slope	Residential Adjacency standards are not automatically applied in the Downtown Centennial Plan area.

<i>Landscaping and Open Space Standards</i>	
Landscape Standards	Specific streetscape standards are contained in Section 2 of the Union Park Design Standards document. Standards for the areas identified for parks and plazas are also contained in the document. A list of permitted plant materials is also included in the appendix of the document.

<i>Parking Standards</i>	
Parking Requirements	As the development area is within the boundaries of the Downtown Centennial Plan, parking requirements are not automatically applied. Section 4 of the Union Park Design Standards document lists the amount of parking spaces that are intended to be developed on each block; a parking district will be established for the entire development site, allowing shared parking between the individual development parcels.

<i>Signage Standards</i>	
Sign Requirements	Sign standards are contained in Section 3.16 of the Union Park Design Standards document. The document references portions of Title 19.14 of the Las Vegas Municipal Code regarding permitting, installation and maintenance requirements; dimensional standards are contained in Section 3.16 of the Design Standards.

ANALYSIS

The proposed layout of the site provides a street grid system that aligns with Discovery Drive and City Parkway on the west side of the site, and replicates the pattern of the east/west streets on the east side of the Union Pacific railroad tracks that separate the site from the rest of the downtown area. Minimal driveways openings are planned along Grand Central Parkway, with much of the access to the individual development parcels to be provided on site. The design of the site is also consistent with current plans for a Bus Rapid Transit (BRT) route on Grand Central Parkway, which will have two stations adjacent to the development. Block sizes for the

individual parcels generally do not exceed 600 feet in any direction, which maintains a human scale for the development site and facilitates use by pedestrians. Sidewalk widths are specified in Section 2 of the Union Park Design Standards document, and generally meet or exceed the standards contained in the Downtown Centennial Plan. It is also intended that pedestrian connections will be developed over the railroad tracks, offering access to the existing urban core, and providing greater connectivity between the Parkway Center and downtown.

The scope of development intended for Union Park is summarized in Section 4 of the Union Park Design Standards document. The table below includes the square footage and number of units for the various commercial and residential uses proposed for the site; the totals listed below are approximate, and will be reviewed on a case-by-case basis as Site Development Plan Review applications are submitted for each development parcel.

Parcel	Office (SF)	Retail (SF)	Hotel (Units)	Residential (Units)	Civic (Units)	Parking (Spaces)	Stories
A1	0	0	0	0	0	0	4
A2	505,600	0	0	0	0	806	N/A
B	331,500	49,670	0	282	0	2,350	N/A
C	0	27,790	0	593	0	1,082	N/A
D	0	11,960	0	328	0	791	N/A
E	500,000	152,192	0	0	0	2,000	N/A
F/G	0	41,470	250	280	0	898	N/A
H/I	13,000	0	0	0	586,000	0	N/A
J	166,000	0	500	0	0	1,185	N/A
K	175,940	0	0	0	0	1,080	N/A
L	0	20,863	0	479	0	1,624	N/A
M4	0	0	0	0	0	300	N/A
N	0	12,482	0	578	0	966	N/A
O1	0	26,882	0	406	0	747	N/A
O2	0	4,068	0	243	0	472	N/A
P	0	15,996	0	0	0	986	N/A
Q	0	0	1,000	0	0	1,170	N/A
Total:	1,692,040	363,373	1,750	3,189	586,000	16,457	--

As previously noted, the totals shown in the table are intended to provide a general estimate of the intensity of development. The majority of the commercial square footage will be devoted to office uses, with retail uses being secondary to the office market. The Performing Arts Center will occupy most of Parcel H/I, and will be approximately 600,000 square feet in area. Hotel uses are planned for three parcels within the development, and will include approximately 1,750 rooms; only one of the planned hotels will be associated with non-restricted gaming uses. Finally, approximately 3,200 residential units are planned for the site, and will include both residential flats and townhouse units.

Development standards for each parcel are contained in Section 4 of the Union Park Design Standards documents. The development standards require buildings to be located adjacent to the sidewalk along most frontages, with minimal setbacks allowed for open space or to allow for variations in the façade of the building. The standards require parking structures to be generally located at the center of each development parcel, in order to maximize the retail frontage and enhance the pedestrian environment. The lot coverage allowance will be up to 100%, in order to encourage an urban form of development. The design standards also specify the location for tower elements on each block, in order to maximize solar orientation or shading, and to maintain views. Height limits are generally not specified for the development parcels; although general massing studies have been included within the Design Standards document, building height will be reviewed on a case-by-case basis. Architectural design standards are contained in Section 3 of the document, and specify materials and finishes, fenestration, articulation, storefront design, parking structure design, and screening of mechanical equipment and service areas. A design review committee will be established to review the development of each parcel, and will replace the Parkway Center Architectural Review Committee (PC-ARC) as the review body for the development.

It is intended that a parking district will be established for the development, and that most of the parking will be shared among the development parcels. Parking may be reserved for residential units and certain commercial uses. Most of the development parcels are slated to contain a parking structure, while some parcels (such as the Performing Arts Center parcel) will not. Consequently, the establishment of a parking district will allow for the sharing of parking structures among the development parcels. The balance between office, retail, civic and residential uses offers adequate variation in parking demand, so that a shared parking arrangement between the uses will function properly. A total of 16,457 parking spaces are intended to be developed, which exceeds the amount that would be required under the current Parkway Center standards.

Several of the parcels (M1, M2, M3, and M4) have been identified for public open space, while portions of some of the development parcels are identified for small plazas or squares. The developers of individual parcels will be required to install the streetscape treatment abutting their site as a condition of approval, subject to the requirements contained in the Union Park Design Standards document. Specific streetscape standards have been identified for each of the streets, based on the character of the street and accompanying uses. A list of permitted plant materials is contained in the Design Standards document.

FINDINGS

The following findings must be made for an SDR:

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

2. The proposed development is consistent with the General Plan, this Title, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are 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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to 1:

The proposed scale of development is consistent with the urban core, and will be compatible with development on adjacent parcels.

In regard to 2:

The proposed development is consistent with the General Plan and the Downtown Centennial Plan, and is consistent with landscape and buffer standards.

In regard to 3:

Site access and circulation has been designed to coordinate with the existing street network, so as to assist with the flow of traffic to and from the site. The intensity of the development will have an impact on the adjacent street network; however, proposed mass transit facilities on Grand Central Parkway and the mixed-use pedestrian nature of the development will assist in reducing the impact of traffic.

In regard to 4:

The permitted building materials and plant materials specified by the Union Park Design Standards document are generally consistent with the existing Parkway Center standards. These elements will be reviewed for each development parcel upon the submittal of an individual Site Development Plan Review application.

In regard to 5:

Building elevations and design characteristics will be reviewed for each development parcel upon the submittal of an individual Site Development Plan Review application.

In regard to 6:

All parcels within the development will be subject to design review and permit review.

PLANNING COMMISSION ACTION

The Planning Commission added condition #19 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 95 by Planning Department

APPROVALS 0

PROTESTS 0