City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-21175 - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC

** CONDITIONS **

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172, and VAC-21173 shall be required.

2. 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.

3. All development shall be in conformance with the Overall Site Plan (Sheet 1) dated stamped 04/10/07, Setbacks and Circulation Plan (Sheet 2) dated stamped 04/10/07, Landscape Plan (Sheet 4) date stamped 05/03/07, Phasing and Building Setback (Sheet 5) date stamped 05/03/07, Phase 1 Plan Area (Sheet 7) date stamped 04/10/07 and Building Elevations (Sheet 8 and 9) date stamped 05/03/07, except as amended by conditions herein.

4. This application constitutes approval of the parent site plan and Phase I of the development, subject to an approved Traffic Impact Analysis. Prior to the issuance of building permits for the Phase I development, the applicant shall submit the following revised documents for administrative review and approval by City staff: A revised site plan, showing all building setbacks, all points of pedestrian and vehicular ingress and egress, and any modifications to the site plan required by the Traffic Impact Analysis; revised elevations, showing all fenestration, wall articulation, shading devices, and detailed materials information; and detailed floor plans, showing the configuration of the parking structure(s), the location of all service areas, all exterior entrances, and the use of all rooms. A separate Site Development Plan Review application shall be required for each subsequent Phase of the development to assess compliance with the parent site plan and code requirements.

5. A Waiver from the 70% build-to line requirement is hereby approved, to allow a 105-foot setback for the arena structure on the north side of the development, to allow setbacks of up to 10 feet along the east side of the development, and to allow setbacks between 20 feet and 50 feet along the south side of the development.

6. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections.

7. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 35 feet on center (30 feet on center preferred) in accordance with the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the required palm trees.

8. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.

9. New street light fixtures, benches, and trash receptacles shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the light fixtures and street furniture in the Downtown Centennial Plan area.

10. 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.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. 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.

13. Revised elevations shall be submitted to the Planning and Development Department as part of the subsequent Site Development Plan Review applications that will be required for each of the phases of the development.

14. Reflective glazing at the pedestrian level is prohibited. 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).

15. Handicap parking spaces and loading spaces shall be provided in accordance with code requirements.

16. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.

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 on-site service panel location, in accordance with the Downtown Centennial Plan. Meters, electrical cabinets, transformers and switchgear shall be located within the building they serve. Ground-mounted utility vaults and detector check valves shall be screened with walls or features that are consistent with the architecture of the principal structure; in no case shall utility equipment be located within view of the frontage lines of the development parcel.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. 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 materials staging area; and the location and design of parking for all construction workers.

20. Any proposed water features shall be subject to the water feature regulations contained in LVMC Title 14.

21. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & Rs.

22. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

23. Prior to the submittal of a building permit application, 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.

24. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

25. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

26. A Petition of Vacation, such as VAC-21173, shall record prior to the issuance of any permits for this site to eliminate all rights-of-way in conflict with this site.

27. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to those parcels comprising this site that currently have a half street width of 40 feet prior to the issuance of any permits. Additional right-of-way dedications for possible roadway widening and/or realignment may be required to support full build out of this site; the required Traffic Impact Analysis shall address site access issues and recommend onsite and offsite roadway widening and/or realignment needed to mitigate the traffic generated by this development. If such widening and/or realignment of public rights-of-way triggers the requirement for a Master Plan of Streets and Highways (MPSH) update, then a MPSH amendment shall be submitted and acted upon by the City Council prior to the issuance of any permits for this site or the submittal of any construction drawings for this site, whichever may occur first. Development of this site may be required to be phased in conjunction with offsite infrastructure improvements as identified in the approved Traffic Impact Analysis.

28. Coordinate with the City Engineer's Office to determine final alignment and right-of-way requirements on Wyoming Avenue and Industrial Road in accordance with anticipated public improvement projects and the Master Plan of Streets and Highways prior to the submittal of any construction drawings or the submittal of a Map subdividing this site. In addition, contact the City Engineers Office to coordinate the development of this project with the ITS Communication Infrastructure Phase 1B and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. All improvements within the Charleston Boulevard alignment shall be approved by the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Map subdividing this site, whichever may occur first.

29. Construct full width or half street improvements as appropriate for all public roadways adjacent or internal to this site concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan standards concurrent with development of this site; unless otherwise approved by conditions herein.

30. 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. The Traffic Impact Analysis shall include a Phasing Plan identify phasing requirements that link the site build out to the adjacent public street capacity, and shall recommend specific measures to mitigate the impacts of the traffic generated by this development. 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 rights of way 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 on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, 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; additional updates to the approved Traffic Impact Analysis may be required prior to construction of each phase of development. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

31. 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.

32. Prior to the submittal of a Tentative Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted to and approved by the Collection Systems Section of the Department of Public Works. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site and new public sewer easements granted as necessary. Sewer service to existing downstream parcels shall be maintained during relocation.

33. 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.

34. Landscape and maintain all unimproved rights-of-way, if any, on public rights-of-way adjacent to or internal to this site.

35. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements within public rights-of-way adjacent or internal to this site. Also, obtain an Occupancy Permit from the Nevada Department of Transportation for any private improvements within the Charleston Boulevard right-of-way prior to the issuance of any building or grading permits.

36. Site development to comply with all applicable conditions of approval for ZON-21165 and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a multi-phase mixed use development including 3,000 condominium units, 6,000 hotel rooms, a 22,000 seat private sports arena, street level retail, office and exhibition space, and a casino on 73.5 acres at the southwest corner of Charleston Boulevard and Main Street.

Staff finds that the proposed development is generally consistent with the goals and objectives of the Downtown Centennial Plan, and will assist in revitalizing the area. The intensity of the development will impact existing traffic patterns, and the Traffic Impact Analysis will most likely require additional right-of-way dedications as a mitigation strategy for the additional traffic generated by the proposed uses. Approval of this site plan constitutes approval of the parent site plan and Phase I of the development; staff has recommended that a separate Site Development Plan Review application be filed for Phase II to ascertain compliance with the parent site plan and to review specific design features of that portion of the development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/06/86	The City Council adopted by Ordinance #3218 the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
07/05/00	The City Council adopted by Ordinance #5238 the Downtown Centennial Plan.
05/17/06	The City Council adopted by #5830 the amended Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.
01/03/07	The City Council adopted by Ordinance #5874 the amended Downtown Centennial Plan.
05/24/07	The Planning Commission recommended approval of companion items GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172 and VAC-21173 concurrently with this application. The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #24/jm).

Pre-Application Meeting	
04/05/07	A pre-application meeting was held with the applicant. The following items were discussed with the applicant: General Plan Amendment to MXU (Mixed Use) Rezoning from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) Downtown Centennial Plan Standards utilities underground, streetscape standards, setbacks, service areas, parking structures, architectural standards such as reflective material, articulated roofline, no blank expressionless walls, detail main entry from street, no reflective glass (22% max). Parking study required Traffic study required

Neighborhood Meeting	
4/24/07	A neighborhood meeting was held on Tuesday, April 24, 2007 at 5:30 p.m. at Artistic Iron Works, 105 W. Charleston Boulevard. 38 members of the public attended the meeting. The following questions and concerns were raised by members of the public: Concern about traffic on Main Street, and whether or not Main Street would be widened. General questions were raised about other traffic mitigation measures that would be required because of the project. Concern about the height and appearance of the parking structures. Concern about how the project might change if the applicant isn't awarded the RFP for the arena. Concern about whether there would be any public art components associated with the project, and how the project will compliment the Arts District. Questions were raised about REI's financial issues, funding, and profits. Concern about whether the project will accommodate the gateway project planned for Charleston Boulevard. Concern about whether the arena would conflict with the Performing Arts Center. A resident expressed a desire that the businesses and buildings on the west side of Main Street be retained, and that the new development be limited to the west side of Commerce Street. Questions were raised about the construction timeframe for the project. A question was raised about whether there was a valid sales contract with every property owner. A question was asked as the whether the applicant would be "flipping" the property. The applicant was asked if they had the financing to complete the project.

Field Check	
04/23/07	The 73.5 acre area is an array of commercial and industrial uses such as offices, retail shops, auto body shops, used car sales, warehouses, motel, and a bus depot. The area is bordered by Charleston Boulevard to the north, Wyoming Avenue to the south, the Union Pacific Railroad to the west, and Main Street to the east.

Details of Application Request	
Site Area	
Net Acres	73.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Body Shops, Bus Depot, Offices, Motel, Truck Storage, Retail Shops, Used Car Sales, Warehouses.	LI/R (Light Industrial), C (Commercial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
North	Warehouses, Convenience Store	C (Commercial), LI/R (Light Industrial)	M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial)
South	Auto Body Shops, Shops, Open Storage, Parking Lot,	C (Commercial), LI/R (Light Industrial)	C-M (Commercial/Industrial), C-2 (General Commercial)
East	Auto Body Shops, Storage, Shops, Offices, Tavern, Restaurant	C (Commercial)	C-M (Commercial/Industrial), C-2 (General Commercial)
West	Shops, Offices, Warehouses, Service Station, Car Wash	C (Commercial), LI/R (Light Industrial), MXU (Mixed Use)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		N[1]
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District (*Downtown South, Arts District*)	X		N
A-O (Airport Overlay) District (200 feet)	X		N[2]
Trails[3]	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

1. A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.
2. A Special Use Permit (SUP-21175) has been requested for a proposed high rise mixed-use development in the Airport Overlay District.
3. Multi-Use Trail designated along railroad. In addition a pedestrian path is designated on Wyoming Avenue. Per Map 9 of the Downtown Centennial Plan, a Proposed Bus Rapid Transit Route is designated as proposed travel route on Main Street.

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Downtown Centennial Plan Development Standards Downtown South District.

Standard	*Required/Allowed*	*Provided*	*Compliance*
Setbacks	70% of the first story façade shall align along the front property line.	N	N
Corner Side	70% of the first story façade shall align along the front property line.	N	N
Service Areas	Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened	Not provided	N/A
Utilities	All power lines shall be located underground from the nearest street access to the project site.	Y	Y
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	Y	Y
Fences/Walls	Fences/walls may be up to eight feet. Walls must be decorative in nature with a minimum of 20 percent contrasting materials.	N/A	N/A

Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated	N/A	N/A
Parking Structures	Parking structures shall have ground level retail, office or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback. A 10 foot setback shall be required where no retail occurs.	Y	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).	N	N*
	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.	N	N*
	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).	Y	Y
	Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.	N	N*

*A Waiver of Downtown Centennial Plan (Downtown South) Design Standards has been requested by the applicant.

Pursuant to Las Vegas Downtown Centennial Plan Development Standards Downtown South

Streetscape Standards	***Required***	***Provided***	***Compliance***
Right-of-Way Improvements	All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk.	Y	Y
North-South Streets	Major north-south streets (Main Street) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element; 25 feet tall and spaced 30 feet apart. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15 feet	Y	Y
Bus Turnouts	Charter bus drop areas shall be provided in close proximity to the entrances of newly constructed hotels.	N/A	N/A

Parking Requirement Downtown							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Hotel	6,000 Rooms	1:Guestroom	6,000				
Condo (assuming all are two bedroom units)	1,500 Units	1:1.75 unit	2,625				
Resort/Condo Timeshare	1,600 Units	1:unit, plus 10 spaces for each 1,000 feet of accessory uses	1,600				

Gaming Establishment, Non restricted	300,000 SF of GFA	1:90 SF of GFA	3,334				
Private Sports Arena	22,000 Seats	1:4 fixed seats	5,500				
Retail Establishment	785,000 SF	1:250 SF of GFA	3,140				
Office	450,000	1:300 SF	1,500				
SubTotal			23,472	227			
TOTAL			23,699*		14,500	Not provided	

*Per the ULI Shared Parking Study, 13,814 shared parking spaces should be provided.

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District, and has a C (Commercial) and LI/R (Light Industrial/Research) land use designations. An associated General Plan Amendment application (GPA-20227) would change the land use designation for the entire site to MXU (Mixed-Use), which would allow a spectrum of commercial and residential uses. The zoning of the subject site is a combination of M (Industrial), C-M (Commercial/Industrial), and C-2 (General Commercial); the applicant has filed a Rezoning application (ZON-21165) to rezone the entire site to C-2 (General Commercial) to be consistent with the land use designation. The proposed hotel, trade show, retail and office uses are consistent with the proposed land use and zoning designations. The arena and residential uses require approval of Special Use Permit applications (SUP-21168 and SUP-21169).

As non-restricted gaming facilities are proposed for the site, the applicant has filed a request (ZON -21166) to designate a portion of the development area as part of the Gaming Enterprise Overlay District. The application must be approved in order to permit the casino uses as shown on the site plan.

A time-share use is shown on some of the submitted documentation, while other documents show a condo-hotel. It should be noted that a time-share development is a Conditional Use in the C-2 zoning district, and that they project will be required to comply with the minimum conditions listed in Title 19.04.

The subject site is within the boundaries of the Downtown Centennial Plan area, and is subject to the development standards listed in the Centennial Plan. Most of the site is within the boundaries of the Downtown South District, as described in the Centennial Plan, while the northeast portion of the project area is within the boundaries of the Arts District. The proposed non-restricted gaming and arena uses are not permitted in the Arts District; consequently, the boundaries of the Arts District may need to be revised should the proposed development go forward. For the purposes of this staff report, the project is being reviewed for conformance to the Downtown South District regulations of the Downtown Centennial Plan.

Portions of the development area are within the boundaries of the Airport Overlay District, and are limited to 200 feet in height. The applicant has submitted a Special Use Permit application (SUP-21171) in accordance with Title 19.06, as buildings within the mixed-use development will be up to 470 feet in height.

A Multi-use Transportation Trail is shown along the western boundary of the site, in alignment with the Union Pacific railroad line. This trail is intended to be constructed as a single project with public funds, as opposed to incremental development by individual property owners. The applicant will not be required to develop the trail as part of this request.

Site Plan Configuration

The site plan has been designed with the arena structure at the northeast corner of the development site, with 3,500,000 square feet of trade show facility space (identified as a Sports Mart on the plans) located to either side of the arena building. Retail space will flank the arena at the ground level, and two levels of subterranean parking will be located under the arena and trade show structures.

The rest of the site will feature two interior streets; a north/south street which will be primarily pedestrian in character, and an east/west street that will provide most of the internal on-site circulation. Three separate non-restricted gaming (casino) facilities are shown on the site plan, with two of the facilities flanking the north/south pedestrian street and one of the facilities shown at the south end of the site. Retail space will be located along the internal streets in between the casino facilities. Eleven-story parking structures will be located along the east, south, and west boundaries of the development site. Residential and hotel towers will define the internal street network.

Vehicular access to the site will be available from Charleston Boulevard, Main Street, and Wyoming Avenue. One of the vehicular access points to the site will be via an entrance driveway on Charleston Boulevard, which will provide direct access to the underground parking structure. Two access points to one of the parking structures will be provided along the Main Street frontage, with one access driveway aligned with Colorado Avenue and the other aligned with Imperial Avenue. The east/west internal street will take access from Wyoming Avenue; a parking structure driveway and a service road driveway will also have access from Wyoming Avenue. The internal service road will connect the Phase I underground parking structure, the internal street network, and the western and southern parking structures.

The application indicates that the project will be developed in two phases. The first phase will include the arena, trade show facility, associated retail space, condominium units and the subterranean parking structure; the second phase will encompass the rest of the development area. Staff has requested additional information relative to the Phase I portion of the development prior to the submittal of a building permit application. It is recommended that a separate Site Development Plan Review application be submitted for Phase II to verify compliance with the parent site plan and all required development standards.

Site Planning Standards
The proposed development does not comply with the 70% build-to line requirement, due to issues related to rights-of-way and traffic mitigation; the applicant has requested a waiver from this requirement, which is discussed in a following section of this report. The parking structures will comply with the 10-foot setback requirement in accordance with the Downtown Centennial Plan. No information is shown as to the location of service areas; based on the location of the service road, it is assumed that none of the service areas will be located at frontage lines and will be screened from public view. The project appears to conform to all other site planning standards listed in the Downtown Centennial Plan.

Exterior Materials
Exterior materials to be used for the project include the following:

- The arena building will be faced with copper-colored metal panels in a diamond pattern.
- The parking structures along Main Street will be faced with textured pre-cast concrete panels, and will utilize perforated metal screens as decorative accents. Textured copper panels will be used on the façade of the west parking structure.
- The trade show facility buildings will utilize glazing as the principal material, with a silk-screen design or perforated metal screens as decorative features. The glazed areas of the façade will be offset by solid elements faced with pre-cast concrete panels.
- Some of the hotel and condominium towers will have glazed facades with vertical metal louvers; other towers will have textured pre-cast concrete exteriors with shadow box windows punched into the wall plane. Photovoltaic panels will be used on the east face of one of the tower elements.

While most of the materials are generally appropriate for the desert climate, the metal panels will need to have a matte finish so as to minimize reflected heat and glare. Reflectivity of the glazing will be limited to 22% in accordance with the Downtown Centennial Plan standards.

Elevations/Massing
The submitted drawings depict a fair amount of variety in the exterior elevations, although the detail in the drawings is not adequate to ascertain the fenestration and articulation of the façade elements. One area of concern is the massing and detailing of the east façade of the project along Main Street. An 11-story parking structure occupies most of the length of the façade, and as depicted in the drawings, appears as a single monolithic structure. This is in severe contrast to the other side of side of Main Street outside of the project boundaries, which features numerous small storefronts along each 400-foot long block face. The Downtown Centennial Plan dictates that extended, blank expressionless walls are prohibited; the massing and level of detail on the east façade will need to be revised to comply with the Centennial Plan standards. Another issue is that the plan depicts retail space at portions of the Main Street frontage, but there is no indication of the retail frontage on the elevation drawings.

Parking
As parking requirements in the Downtown Centennial Plan area are not automatically applied, the applicant has submitted a Shared Parking Analysis to address the actual parking demand for the development. The analysis provides a detailed calculation of the peak hour demand for a weekday and weekend. According to the study, the peak demand will be 14,193 parking spaces, and a total of 14,500 spaces will be provided. Based on the submitted analysis, the development will have an adequate number of parking spaces. No information is provided relative to loading spaces or handicap parking spaces; both aspects will be reviewed in subsequent Site Development Plan Review applications.

Waivers
The applicant has requested waivers of the 70% build-to line requirement and various architectural standards. The waiver of the build-to line requirement is necessary in order to provide the additional right-of-way that may be necessary as part of the traffic mitigation requirements. In addition, the arena structure has an additional setback in order to provide a plaza area along the Charleston Boulevard frontage. As the setbacks are required for public purposes and the footprint of the development meets the intent of the regulation, staff recommends approval of the waiver.

A number of issues exist as to compliance with the Architectural Design Standards listed in the Downtown Centennial Plan. As previously noted, the elevations do not appear to comply with the prohibition against blank expressionless walls, which is of special concern along the eastern edge of the development. In addition, there do not appear to be arcades or shade structures along the ground floor of the buildings as required by the Centennial Plan. Finally, it appears that there are a number of materials which may be highly reflective, and for issues associated with reflected heat and glare, should be reevaluated. Rather than recommending approval of these design waivers, staff has placed on condition on the project that these issues be reviewed as the individual Site Development Plan Review applications are processed for each of the phases of the development.

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 is more intense the development in the immediate vicinity, but is appropriate for urban site.

2. **The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is generally consistent with the General Plan and Title 19. Several waivers are required from the Downtown Centennial Plan which are addressed in the conditions of approval for this development.

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

   The location and intensity of this development will impact adjacent roadways; the applicant will be required to mitigate these impacts as a condition of approval of the project. A traffic study is required to determine the full extent of the mitigation improvements that will be necessary.

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

   The streetscape plan complies with the minimum standards listed in the Downtown Centennial Plan.

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;**

   While there is a variety of materials and building forms represented in the submitted drawings, there are several concerns relative to massing and articulation that will addressed in subsequent Site Development Plan Review applications.

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

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

PLANNING COMMISSION ACTION

Condition #4 was changed with staff concurrence. The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 1424 by Planning Department

APPROVALS 0

PROTESTS 0