



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-25059 - APPLICANT: HERITAGE NEVADA VIII, LLC -

OWNER: CITY PARKWAY V, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-25060) 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 site plan, landscape plan, and building elevations, date stamped 10/09/07, and the revised parking study data, date stamped 10/19/07, except as amended by conditions herein.
4. The following Waivers from Union Park Design Standards are hereby approved as follows:
 - a. A Waiver from Subsection 1.6.2 is hereby approved, to allow two vehicle access points on Grand Central Parkway where only one access point is allowed.
 - b. A Waiver from Subsection 1.6.4 is hereby approved, to allow the exterior parking structure treatment as shown in the elevations date stamped 10/09/07, where an architecturally consistent treatment is required.
 - c. A Waiver from Subsection 1.9.2 is hereby approved, to allow a different curvature to the alignment of The Promenade as shown on the site plan date stamped 10/09/07, where conformance to the alignment shown in illustration in Subsection 1.9 is required.
 - d. A Waiver from Subsection 2.5 is hereby approved, to allow a 10-foot sidewalk width for a segment along the Grand Central Parkway frontage of the property where a 12-foot width is required.

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- e. A Waiver from Subsection 3.1(B) is hereby approved to allow building setbacks at 55-9 and 103-4 where a setback at 80-0 is required.
 - f. A Waiver from Subsection 3.13.1 is hereby approved, to allow no streetwall offset along the Grand Central Parkway and City Parkway facades as shown in the elevations dated 10/09/07, where a three-foot streetwall offset is required.
 - g. A Waiver from Subsection 4.5(E.2) is hereby approved, to allow the use of non-specified palm trees on the enclosed interior of The Promenade in accordance with the landscape plans dated 10/09/07, where conformance to the palm trees specified in the Union Park standards is required.
5. Any exterior art or streetscape furniture contemplated in the Union Park Owners Association sidewalk streetscape area shall be submitted to the UP-DRC for review and approval prior to installation in accordance with Union Park Design Standards.
 6. The paving materials utilized at the Grand Central Parkway main entry and the City Parkway valet entry shall delineate the pedestrian pathway with a paving pattern and/or color across all vehicular driveways that cross the perimeter Union Park Owners Association sidewalk streetscape area in order to increase pedestrian safety.
 7. The final transparency and reflectivity of glazing at either end of the enclosed retail space shall be reviewed and approved by the UP-DRC prior to the issuance of a building permit in accordance with Subsection 3.5 of the Union Park Design Standards.
 8. As part of the building permit/construction document submittal process as outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.
 9. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.
 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.

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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. 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 mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.
17. Approval of this Site Development Plan Review application does not constitute approval of the signage. A more detailed master sign package and tenant design criteria shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.
18. 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.
19. 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.
20. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & Rs.

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21. 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.
22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine the appropriate connection/outfall point for the increased wastewater flow prior to the submittal of any construction drawings or a Tentative Map, whichever may occur first.
24. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. 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.
26. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.
27. Site development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Site Development Plan Review for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multifamily residential units with Waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway.

The proposed development has been reviewed by the Union Park Design Review Committee (UP-DRC), and recommended for conditional approval. Staff finds the project to be generally consistent with the Union Park Design Standards, and recommends approval as well.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/03/07	The Union Park Design Standards manual (TXT-16302) was adopted by City Council, which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission recommended approval of the document on 5 October 2006.
10/19/07	The UP-DRC recommended approval of the proposed development, subject to conditions. The conditions of the UP-DRC have been incorporated into the conditions of approval.
11/29/07	The Planning Commission will consider an associated Special Use Permit (SUP-25060) application as the subject property is located within the Airport Overlay District.
<i>Related Building Permits/Business Licenses</i>	
No applicable permits or licenses have been issued relative to this development site.	
<i>Pre-Application Meeting</i>	
09/25/07	At the pre-application conference, it was noted that the project would require an approval letter from the UP-DRC prior to acceptance of the application package. It was also noted that the development site was within the Airport Overlay District, and that a separate Special Use Permit application would be required.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	53.6 acres (actual development site is approximately 5.9 acres)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use Retail Use	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
East	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
West	Furniture Mart (Temporary tent facilities)	MXU (Mixed-Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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
Trails		X	N/A
Development Impact Notification Assessment	X		Y*
Project of Regional Significance	X		Y

*A DINA/PRS form was submitted with the master site plan (SDR-16267) for the Union Park development. A copy of the form is included in the case file for reference.

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DEVELOPMENT STANDARDS

In accordance with the Union Park Design Standards, the following development standards shall apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	Approx. 5.9 acres	N/A
Min. Setbacks	Not to exceed 10 along frontages	*5	Y
Max. Lot Coverage	N/A	Approx. 95%	N/A
Max. Building Height	N/A	800	N/A
Trash Enclosure	Not visible from public rights-of-way	Interior	Y
Mech. Equipment	Screened	Screened	Y

*Setback exceeded for plazas and entrances; however, the design complies with the requirement for the majority of the street walls to align with the back of sidewalk.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Development)	N/A	N/A (98 units proposed)
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
MXU (Mixed-Use)	N/A	N/A

In accordance with the Union Park Design Standards, the following landscape and streetscape standards shall apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Grand Central Parkway	Palm Trees 13 Shade Trees 13 Sidewalk Width 12	Palm Trees 13 Shade Trees 14 Sidewalk Width 10-12	Y Y N (See Waivers below)
West Carson Avenue	Shade Trees 12 Sidewalk Width 8	Shade Trees 13 Sidewalk Width 8	Y Y
City Parkway	Shade Trees 19 Sidewalk Width 12	Shade Trees 19 Sidewalk Width 12	Y Y

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement - Downtown							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	908,481	1/300	3029				
Retail	112,481	1/250	450				
Restaurant	37,446	1/50	571				
		1/200	48				
Museum	24,802	1/300	83				
Health Club	23,879	1/200	120				
Bank	10,930	1/200	55				
Residential 1 Bedroom	21 units	1.25/unit	27				
Residential 2 Bedroom	72 units	1.75/unit	126				
Residential 3 Bedroom	5 units	2.00/unit	10				
Residential Guest	98 units	1/6 units	17				
SubTotal			4387	55	2715	63	
TOTAL			4442		2778		

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.

Signs:
Note: All signage is subject to review and approval by the UP-DRC.

Waivers		
Request	Requirement	Staff Recommendation
Two vehicle access points on Grand Central Parkway	Only one vehicle access allowed per block face (Subsection 1.6.2)	Approval The UP-DRC found that the two access points were approximately in the same range as designated in the plan were consistent with the intent of the design standards; staff concurs with the recommendation of the UP-DRC.

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Parking structure façade treatment is inconsistent with the principal structure	Parking structure façade shall be treated architecturally consistent with adjacent buildings (Subsection 1.6.4)	Approval While the design of the parking structure relies on a different system of materials, the UP-DRC found that the design to be generally consistent with the adopted architectural standards. Staff concurs with the recommendation of the UP-DRC.
Alignment of enclosed portion of The Promenade does not follow the curvature of the street as shown in Spatial Definition plan	The Promenade building frontages shall follow the curvature of the streets (Subsection 1.9.2)	Approval The UP-DRC approved the re-alignment of The Promenade through site; staff follows the recommendation of the committee.
10-foot wide sidewalk on Grand Central Parkway (limited section)	12-foot wide sidewalk required along Grand Central Parkway (Section 2.5)	Approval As the reduction in sidewalk width is only requirement for a short segment, the UP-DRC recommended approval of the request. Staff concurs with the recommendation.
Building setbacks at 55-9 and 103-4	Building setback required at 80-foot height level [Subsection 3.1(B)]	Approval The UP-DRC noted that the design of the building offered adequate street enclosure and definition. Staff supports the recommendation of the UP-DRC.
No streetwall offset provided along portions of the Grand Central Parkway and City Parkway facades	Minimum 3-0 street wall offset required every 100 linear feet (Subsection 3.13.1)	Approval Although portions of the façade do not comply with the requirement, the committee felt that there was adequate variation in the façade. Staff concurs with the recommendation of the committee.
Utilize non-specified palm trees for enclosed portion of The Promenade	Maintain tree planting and material character through Block E [Subsection 4.5(E.2)]	Approval As the portion of The Promenade that runs through the site will be enclosed, the UP-DRC approved the use of alternate planting materials. Staff supports the recommendation.

ANALYSIS

The proposed development includes the construction of a 57-story mixed-use tower, with an attached three-story retail center and museum. The tower will include office uses, with eight floors of residential units. A ten-story parking structure joins the tower and retail complex buildings, and a single level of subterranean parking will be provided.

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For exterior materials, the tower structure will utilize a combination of blue and gray glazing and glass spandrel panels, and matte-finish metal panels. The retail center will utilize the same materials as the tower, with the addition of stainless steel column covers and perforated metal panels for project identity elements. The parking structure will utilize decorative exposed concrete, blue/gray glazing, perforated metal panels, matte-finish metal panels, and a decorative rock treatment at the base of the structure.

As the development site is located within Union Park, the project is required to be reviewed by the Union Park Design Review Committee (UP-DRC). The UP-DRC has reviewed the proposed development plans and has forwarded a recommendation of conditional approval, including recommendations of approval for the requested waivers from the Union Park Design Standards.

The project generally complies with all Union Park development standards, including building and tower placement, design and exterior materials, and fenestration treatment. The development does not conform to the build-to line along the entire perimeter of the building site, due to the use of plazas at the entrances to the tower and retail complex, but is consistent with the requirement that the majority of street walls be located directly in back of the sidewalk.

All requested waivers have been recommended for approval by the UP-DRC. While there was initially some concern about the design of the parking structure, it was decided that the use of consistent exterior materials was adequate to provide continuity among the three components of the development, and the requested waiver was recommended for approval. The other waiver requests were found to be minor in nature, and were recommended for approval by the committee.

The development will provide a total of 2,778 on-site parking spaces. The applicant has submitted a parking study, prepared by a traffic engineer, which utilizes the ULI Shared Parking manual as a basis for the determination of the adequacy of the number of parking spaces provided. Per the ULI recommendations, a total of 2,720 spaces should be provided, and the number of spaces proposed exceeds the ULI recommendation. The amount of spaces provided is somewhat less than the general rule of thumb applied for projects within the Downtown Centennial Plan boundaries, but the accessibility to transit and future implementation of a shared parking program for the Union Park site reduce the impacts of any parking deficiency.

It should be noted that any signage for the development will require review and approval by the UP-DRC in accordance with subsection 3.16 of the Union Park Design Standards manual. The signage as proposed is generally consistent with Union Park standards; additional review information will be required for the committee to adequately determine compliance.

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:

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

The proposed development is compatible with other development in the immediate area, and is consistent with the future development plans for the Union Park site.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, and other duly-adopted city plans, policies and standards;

The proposed development is generally consistent with the adopted Union Park design standards and the Downtown Centennial Plan, and is in conformance with the General Plan.

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

While the development will pose an impact to existing traffic, a BRT (Bus Rapid Transit) station will be located immediately adjacent to the site, which will assist in mitigating the impacts.

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

The proposed exterior building materials and landscape materials are consistent with the Union Park standards and are appropriate 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;

The building elevations are consistent with the Union Park design standards, 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.

The development will be subject to permit review and inspections, and appropriate measures will be taken to protect the welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 85

APPROVALS 1

PROTESTS 0