



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 5, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-24794 - APPLICANT/OWNER: GSJV, LLC

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-24794) if approved.
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 and landscape plan date stamped 10/17/07, and building elevations date stamped 10/22/07 and 10/24/07, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Streetscape Standards is hereby approved to allow a five-foot amenity zone and six-foot sidewalk along Las Vegas Boulevard where a five-foot amenity zone and 10-foot sidewalk are required.
5. A Waiver from Downtown Centennial Streetscape Standards is hereby approved to allow a five-foot sidewalk and no amenity zone along Ogden Avenue where a five-foot amenity zone and 10-foot sidewalk are required.
6. A Waiver from Downtown Centennial Build-to-Line Standards is hereby approved to allow zero percent of the first story façade aligned along the front property line where 70 percent is required.
7. A Waiver from Downtown Centennial Build-to-Line Standards is hereby approved to allow fifteen percent of the first story façade aligned along the corner side property line where 70 percent is required.
8. The applicant shall install the standard parking lot screening per the Downtown Centennial Standards (Graphic 9) along the western portion of the area designated as valet parking.

9. 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.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard and a 10 foot radius on the northwest corner of Las Vegas Boulevard and Ogden Avenue adjacent to this site prior to the issuance of any permits.
18. Coordinate with the City Surveyor to determine whether a Merger and ReSubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.

19. Remove all substandard public street and alley improvements, and unused driveway cuts adjacent to this site. If any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise by conditions otherwise herein, and amended as follows: The curb line on Las Vegas Boulevard shall remain in the current location, the right-of-way behind the curb shall be hard-surfaced with tree grates and street trees placed in the five feet immediately adjacent to the curb, at locations acceptable to the City Traffic Engineer and Planning Department. A 25 foot radius (to back of curb) shall be constructed at the northwest corner of Las Vegas Boulevard and Ogden Avenue, and the curb line on Ogden Avenue may be bumped out at the corner to facilitate pedestrian crossing and to create a defined parking lane on the north side of Ogden Avenue adjacent to this site. Street trees or other landscaping may be installed along Ogden Avenue provided they do not interfere with sight visibility restriction zones. Coordinate with the City Traffic Engineer to finalize the design of the abutting public streets.
20. The proposed valet unloading area within the public alley shall receive specific written approval from the City Engineer prior to the submittal of any construction drawings for review or issuance of any permits for this site. However, if the public alley or any public right-of-way is not utilized for valet unloading, written approval from the City Engineer shall not be required.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project 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.
23. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways recommended by the Flood Control Section.

25. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a single story Hotel and Hotel Lounge Bar with Waivers of Downtown Centennial Plan Streetscape and Build-To-Line Standards on 0.64 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard. A companion Special Use Permit (SUP-24798) for a Hotel Lounge Bar will be heard with this item. The proposed development meets the intent of the Downtown Centennial Plan; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to C-2 (General Commercial) on this property as part of a larger request.
11/08/07	The Planning Commission recommended approval of companion item SUP-24798 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #10/jm).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that pertain to this site.	
<i>Pre-Application Meeting</i>	
09/17/07	A pre-application meeting was held with the applicant. The applicant proposes to build a single story hotel and hotel lounge bar on the property. The applicant was informed that the property was in the Downtown Centennial Plan and was exempt from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The applicant was informed that this proposal would require a site development plan review and a special use permit. The submittal requirements were then discussed.
10/11/07	A second pre-application meeting was held with the applicant. The meeting was held to discuss Las Vegas Boulevard right-of-way dedication, streetscape standards and Ogden Avenue.
<i>Field Check</i>	
10/0/07	A field check was made on site. The site is currently utilized as parking for the Gold Spike Casino.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.64

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking lot	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Shopping Plaza	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Hotel Casino	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Las Vegas)		X	N*
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 Feet)	X		Y
Downtown Casino Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**A Waiver of Downtown Centennial Streetscape and Build-to-line Standards has been requested by the applicant.*

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:

Pursuant to the Downtown Centennial Plan, the following development standards apply to the subject proposal:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A		N/A
Min. Lot Width	N/A	150 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	Zero Feet for Min. 70% N/A Zero Feet for Min. 70% N/A	3 Feet Zero Feet 3 Feet Zero Feet	N* N/A N* N/A
Max. Lot Coverage	100%	94%	Y
Max. Building Height	N/A	25 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

**A Waiver of Downtown Centennial Streetscape Standards and Build-to-line Standards has been requested by the applicant.*

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Street (Las Vegas Boulevard)	1 Palm Tree @ 30 O.C. (Min. 25 height) 3 Palm Trees	5 Palm Trees	Y
East/West (Ogden Avenue)	1 Shade Tree @ 30 O.C. (Min. 25 height) 4 Shade Trees	2 Shade Trees	N*
Right-of-Way Improvements (Las Vegas Boulevard)	10 foot sidewalk and fivefoot amenity zone (Per Graphics 11 and 12, Downtown Centennial Plan)	5- foot amenity zone and 6 foot sidewalk	N*
Right-of-Way Improvements (Ogden Avenue)	10 foot sidewalk and fivefoot amenity zone (Per Graphics 11 and 12, Downtown Centennial Plan)	5 foot sidewalk, no amenity zone	N*

**A Waiver of Downtown Centennial Streetscape Standards has been requested by the applicant.*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	7 Rooms	One space per guestroom	7	0	68#	0	Y*
TOTAL			7	0	68#	0	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements.*

#There is no parking on-site. The applicant has proposed a valet parking area off-site that will accommodate 68 valet parking spaces.

Waivers Downtown Centennial Plan		
Request	Requirement	Staff Recommendation
5-foot amenity zone and 6-foot sidewalk along Las Vegas Boulevard	5-foot amenity zone and 10-foot sidewalk	Approval
5-foot sidewalk along Ogden Avenue	5-foot amenity zone and 10-foot sidewalk	Approval
Zero percent of the first story façade shall align along the front property line	70 percent of the first story façade shall align along the front property line	Approval
15-percent of the first story façade shall align along the corner side property line	70 percent of the first story façade shall align along the corner side property	Approval

ANALYSIS

- **Zoning**

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a C (Commercial) land use designation. The C (Commercial) designation allows uses comparable to the following land use categories: O (Office), SC (Service Commercial), and GC (General Commercial).

The parcel is zoned C-2 (General Commercial). The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

In addition to this Site Development Plan Review application, the applicant has requested a Special Use Permit (SUP-24798) for a Hotel Lounge Bar use.

- **Downtown Centennial Plan - Las Vegas Boulevard District**

The Las Vegas Boulevard District creates the spine for most of the districts and is the primary tourist commercial and entertainment-directed link between The Strip, Downtown and its varied Districts. The District is generally defined to include the Las Vegas Boulevard right-of-way and all those properties adjacent thereto with frontage on both the west and east sides of the right-of-way.

- **Site Plan**

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The applicant proposes to replace the existing parking lot with a 13,100 square-foot hotel consisting of seven one-story bungalows on the north portion of the property. The hotel will include a pool and amenity deck at the center of the property with the 3,000 square-foot portion designated for personal services such as a spa and fitness center at the south.

The site plan has designated two parcels (APNs 139-34-510-032 and 033) to the north of the main site to be utilized for valet parking. The area will consist of sixty-eight valet parking spaces. Access and pickup for the valet parking will be through the alley way to the west of the site, which is planned for street improvement by the applicant. A condition has been added for the applicant to place the proper screening for the parking area per Downtown Centennial Plan Standards.

- **Landscape Plan**

The landscape plan shows five Palm Trees along Las Vegas Boulevard and two shade trees along Ogden Avenue, which does not meet the required amount of trees per the Downtown Centennial Plan. The applicant has requested a Waiver of Downtown Centennial Streetscape Standards. Along 4th Street, the landscape plan shows three Shade Trees, which is the adequate amount of landscaping per the Downtown Centennial Plan.

The applicant has provided an abundant of trees throughout the site. Along the south and east perimeter of the site, the landscape plan depicts 41 24-inch Cypress trees. Internally, spread throughout the pool and amenity deck, the applicant proposes 18 Deglet Noor Date Palms 25 feet in height.

- **Waivers**

The applicant proposes to construct a five-foot amenity zone and six-foot sidewalk along Las Vegas Boulevard where a five-foot amenity zone and a ten-foot sidewalk is required by the Downtown Centennial Plan, which requires a Waiver. Staff can support the request as Las Vegas Boulevard requires four lanes of traffic, which would be reduced to two lanes of traffic if streetscape standards were followed. In addition, the applicant has placed an adequate amount of palm trees along the right-of-way.

On the corner side of lot, the applicant proposes no amenity zone and a five-foot sidewalk along Ogden Avenue where a five-foot amenity zone and a ten-foot sidewalk is required. Staff can support this request as the sidewalk proposed aligns with the existing sidewalk to the west and alignment of travel lanes on Ogden Avenue.

The applicant has set back their development between three feet and fivefeet along the front and corner sides of the property. In the setback area, the applicant has proposed 42 24 -inch Cypress trees. The Downtown Centennial Plan requires that the 70 percent of the first story façade shall align along the front and corner side property lines. The applicant contends that the trees are an integral part of the sites overall aesthetics and appeal. Staff can support this request as architecturally the façade meets the intent of the Downtown Centennial Architectural Design Standards.

- **Floor/Elevation Plan**

The exterior is a mixture of stone veneers, stucco reveals, trellises, metal accents, colored glass and canopies at each access. The hotel will include a pool and amenity deck at the center of the property with 3,000 square-foot portion designated for personal services such as a spa and fitness center at the south.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development is compatible with adjacent development and will assist in achieving the intent of the Downtown Centennial Plan Las Vegas Boulevard District.

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

Although the applicant has requested multiple Waivers for Streetscape and Build-to-Line Standards, staff can support the requests as meeting the Streetscape Standards would reduce the alignment of travel lanes on Las Vegas Boulevard and Ogden Avenue. Staff can also support the building placement away from the property lines in lieu of lush landscaping and aesthetic features which make the site desirable and appealing in appearance.

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

Access to the site is provided from the alley off Ogden Avenue. Valet parking is provided off site with access and pickup through the alley off Ogden Avenue.

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

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 gone into the aesthetic features of the site to make it desirable and appealing in appearance.

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

The proposed development is subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended conditions 19 and 20 at the request of Public Works.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 198 by Planning Department

APPROVALS 1

PROTESTS 0