

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-25261 - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-25295) and Special Use Permits (SUP-25262, SUP-25263, and SUP-25264) 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, landscape plan, date stamped 01/14/08, and building elevations, date stamped 10/23/07 and 02/04/08, except as amended by conditions herein.
4. The existing off-premise sign shall be removed prior to the time application is made for a building permit.
5. A Waiver from Downtown Centennial Plan Northern Strip Gateway District Site Planning Standards for Build-to-Line (Setbacks) is hereby approved, to allow the building to be located up to 60 feet from the front property line.
6. 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.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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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17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Meet with the City Surveyor to determine the appropriate mapping method to resolve site boundary issues prior to the submittal of a map or the issuance of any permits for this site, whichever may occur first. Comply with the recommendations of the City Surveyor. Property boundary issues must be resolved prior to the issuance of any permits or the recordation of a map for this site.
20. Remove all substandard public street 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 through conditions herein.
21. The proposed driveways accessing this site from Sahara Avenue shall receive approval from the Nevada Department of Transportation (NDOT). If the driveways are not approved by NDOT, the applicant shall submit a revised site plan to the Planning and Development Department to determine whether or not the changes will require a new public hearing.
22. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public rightofway adjacent to this site.
23. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
24. All private improvements and landscaping 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.

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25. An update to the previously approved 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, the submittal of any construction drawings or the recordation of a map for this site, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. 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.
27. Coordinate with the Regional Transportation Commission regarding the Sahara Avenue Corridor/Rapid Transit Study prior to the issuance of any permits to address possible impacts to this site plan.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 72-story mixed-use development that includes 1,300 hotel rooms, 67,800 square feet of non-restricted gaming facility, 254,240 square feet of commercial space and 40 residential condominium units on 2.39 acres adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The commercial square-footage is divided into 12,000 square feet of retail which fronts towards Sahara Avenue, 67,800 square feet of casino area, 77,340 square feet of convention and showroom space, and 47,800 square feet of restaurant space that will occupy the ground through eighth floors.

The proposed development requires a waiver of the Build-to-Line (Setback) requirement of the Downtown Centennial Plan Northern Strip Gateway District Site Planning Standards due to the building being setback up to 60 feet from the front property line. The applicant indicates that the proposed development brings with it many advantages to the City, including an increased tax base, job creation, and a true rich and dynamic urban environment. The proposed development and potential uses are appropriate for the proposed/existing C-2 (General Commercial) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/61	The City Council approved a Rezoning (Z-0013-61) on a portion of the subject site from R-3 to C-1.
07/26/61	The City Council approved a Rezoning (Z-0026-61) on a portion of the subject property from R-3 to C-1.
06/24/76	The Board of Zoning Adjustment approved a Variance (V-0037-76) in order to permit a Wedding Chapel in a district where the use is not allowed.
01/07/87	The City Council approved a Rezoning (Z-0099-86) on a portion of the subject property in order to allow a Wedding Chapel use.
02/18/87	The City Council approved a Rezoning (Z-0107-86) on the subject property from R-3 and C-1 to C-1 and C-2 in order to permit the development of retail shops, gas sales and a convenience store, and a restaurant.
06/25/87	The Board of Zoning Adjustment approved a Variance (V-0066-87) from parking requirements for a shopping center on the subject property.
03/08/99	The City Council approved a Rezoning (Z-0002-99) to C-2 (General Commercial) on a portion of the subject property in order to permit the development of 54,580 square-foot shopping center. A Variance (V-0001-99) for relief from side, rear, and corner side yard setbacks and a Vacation (VAC-0001-99) to vacate an alleyway were also approved in conjunction with the Rezoning request. The Planning Commission and staff recommended approval.

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06/05/02	The City Council approved a Site Development Plan Review [Z-0002-99(1)] for the development of a 200-room hotel and casino on the site. Special Use Permits for a Hotel Lounge Bar (U-0042-02) and Non-Restricted Gaming (U-0043-02), and a Variance (V-0027-02) to allow the construction of a parking garage directly on the north property line and 12-foot high perimeter walls were also approved at that time. The Planning Commission and staff recommended approval.
06/02/04	The City Council approved an Extension of Time (EOT-4349) for the Variance (V-0027-02) request that allowed a zero-foot setback for the parking structure and 12-foot high perimeter walls. The Planning Commission and staff recommended approval. NOTE: This approval expired June 5, 2006.
08/04/04	The City Council approved a Site Development Plan Review (SDR-4534) and a Special Use Permit (SUP-4540) for a Mixed-Use development consisting of 39 stories, 808 residential units and 35,500 square feet of commercial space. The Planning Commission and staff recommended approval.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5574) for an 810-unit mixed-use condominium subdivision on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. Staff recommended approval.
04/06/05	The City Council approved a Vacation (VAC-5902) to vacate public utility easements at 200 West Sahara Avenue. The Planning Commission and staff recommended approval.
06/29/05	The Planning and Development Department administratively approved a request for a Final Map Technical Review (FMP-5750) to revert various parcels to remove extraneous lot lines.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6588) for a 41-story mixed-use development including: 900 residential units, 10,200 square-feet of commercial space and waivers from the Downtown Centennial Plan on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.
09/08/05	The Planning Commission approved a Tentative Map (TMP-5574) for a 902-unit mixed-use condominium subdivision on 3.82 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. Staff recommended approval.
02/01/07	The Planning and Development Department administratively approved a request for a Final Map Technical Review (FMP-17618) of a one-lot commercial subdivision of 3.86 acres located at northwest corner of Sahara Avenue and Fairfield Avenue.
06/20/07	The City Council approved a request for a Vacation (VAC-20805) to vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue and a Variance (VAR-20806) to allow a 12-foot tall wall along the west and north property lines where eight feet is the maximum height permitted on property located at 300 West Sahara Avenue. The Planning Commission and staff recommended approval.

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12/19/07	The Planning and Development Department received a request for an administrative approval for a Final Map Technical Review (FMP-26120) to amend a two-lot subdivision of 2.05 acres located at northwest corner of Sahara Avenue and Fairfield Avenue.
02/14/08	Companion items for a Rezoning (ZON-25295) and Special Use Permits (SUP-25262, SUP-25263, and SUP-25264) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
06/11/07	A building permit application, plan check L-1146-07, was submitted for the site. This was for a plan check review for the demolishon of an existing service station at 300 West Sahara Avenue. This permit (07001894) was reviewed and approved by the Planning and Development Department and issued by the Building and Safety Department on the day as submitted. This permit received a final inspection on 06/15/07.
<i>Pre-Application Meeting</i>	
10/08/07	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the applicant was informed that the proposed project may necessitate a major amendment to the approvals for the adjacent (previously companion) site.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

- * This business license has been issued with no indication that it was reviewed or approved by the Planning and Development Department.

<i>Field Check</i>	
12/07/07	The Department of Planning and Development conducted a site visit that found that this is an undeveloped site that has previously had improvements that have been removed. The site is being used as the staging area for equipment and materials for the development to the east of the site. There is also an off-premises (billboard) sign on-site. Around the site there is temporary, screened chain link fencing.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.39
Net Acres	2.23

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial) [Proposed: C-2 (General Commercial)]
	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Undeveloped	Clark County	Clark County
East	Mixed-Use Development	C (Commercial)	C-2 (General Commercial)
West	Commercial Shopping Center	C (Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	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		N *
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District (175 Feet)	X		N **
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y ***
Project of Regional Significance	X		Y ***

* There is a waiver requested to allow a setback of up to 60 feet where the Build-to-Line requirements would require 70 percent of the building to be at the front property line. If approved, these waivers will grant relief from the City's standards.

** The proposed height of the hotel/condo tower, 795 feet, exceeds the height limitation of 175 feet for this area established by the McCarran International Airport Overlay Map portion of A-O (Airport Overlay) District. A companion Special Use Permit (SUP-25262) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

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**** Pursuant to Ordinance No. 5227, the project under review outlines a project that meets the threshold that defines a Project of Significant Impact as outlined in the ordinance for a development in excess of 300 units intended for tourist accommodations. Further, pursuant to Ordinance No. 5477, the proposed project is deemed to be a Project of Regional Significance, as there are requests for Special Use Permits within 500 feet of the City's boundary with unincorporated Clark County. Three Special Use Permits are requested in conjunction with this project. The applicant has prepared and submitted, as part of the overall project submittal, an impact report as required by the Ordinances for referral to affected agencies. As of 12/26/07, comments have only been received from the following agencies:

- The Metropolitan Police Department has determined that the proposed project has the potential to increase calls for service and increase response times in the Downtown Area Command.

DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	104,108 SF	N/A
Min. Lot Width	N/A	335 Feet	N/A
Min. Setbacks			
• Front	0 Feet (at least 70%)	20 to 60 Feet	N *
• Side	N/A	0 Feet	N/A
• Corner	0 Feet (at least 70%)	N/A	N/A
• Rear	N/A	0 Feet	N/A
Max. Lot Coverage	Unlimited	95%	Y
Max. Building Height	N/A	795 Feet (72-Stories)	N/A
Trash Enclosure	Gated and Screened	Internal to the building	Y
Mech. Equipment	Screened	Screened	Y

- * The proposed structure does not comply with the minimum build-to-line requirement as the building is not situated directly at the front property line as required by the Downtown Centennial Northern Strip Gateway District Site Planning Standards. A waiver has been requested as a part of this review that, if approved, would allow the building to be setback up to 60 feet from the front build-to-line.

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Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces (located in islands and/or at the perimeter)	0 Trees (Parking is internal to the building)	0 Trees	Y
Perimeter Buffer	1 Tree/20 Feet (if perimeter landscaping is required)	0 Trees	23 Trees	n/a
TOTAL		0 Trees	23 Trees	Y
Min. Zone Width	N/A		6 Feet	n/a
Landscape Area Required	0 Feet (No surface parking)		0 SF	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

Streetscape Standards	Required	Provided	Compliance
East/West Street (Sahara Avenue)	1 Shade Tree @ 15-20 O.C. Maximum (min. 24 box) 9 Shade Trees	9 Shade Trees (36 box)	Y
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 5, 11 & 12 of the Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12 of the Downtown Centennial Plan)	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

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	1,300 Units	1 Space / Guest Room	1277 Spaces	23 Spaces			
Gaming Establishment, Non-Restricted	67,800 SF	1 Space / 90 SF	739 Spaces	15 Spaces			
Restaurant							
Waiting/Seating	47,800 SF	1 Space / 50 SF	469 Spaces	9 Spaces			
Back of House	47.800 SF	1 Space / 200 SF	115 Spaces	5 Spaces			

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General Retail, Other Than Listed	12,000 SF	1 Space / 175 SF	32 Spaces	2 Spaces			
Convention / Show Room	77,340 SF	1 Space / 100 SF	379 Spaces	8 Spaces			
Condominium	20 Units	1.25 Spaces /1 Bedroom Unit	24 Spaces	1 Space			
	10 Units	1.75 Spaces /2 Bedroom Unit	18 Spaces				
	10 Units	2 Spaces / 3 Bedroom Unit	20 Spaces				
	40 Units	1 Space / 6 Units	6 Spaces	1 Space			
Sub-total	252,740 SF /1,340 Units		3,079 Spaces	64 Spaces	1,917 Spaces	32 Spaces	Y *
TOTAL (including handicap)	252,740 SF /1,340 Units		3,143 Spaces		1,949 Spaces		Y *
Loading Spaces	252,740 SF	3 Spaces at 50,000 SF + 1 Space for each added 100,000 SF	5 Spaces		5 Spaces (Truck Dock Spaces)		Y

- * Pursuant to Title 19.04 Mixed-use uses may have parking determined on a case-by-case basis depending on the requirements of the individual uses represented on the site and per Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of standard parking requirements. In addition, Title 19.10.010(I) allows a 50% reduction in the number of required parking spaces for certain uses within a hotel/casino mixed-use development.

Waivers		
Request	Requirement	Staff Recommendation
To allow the building to be located up to 60 feet from the front property line.	70% of the first story façade shall align along the front property line.	Approval

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ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as C (Commercial). The C (Commercial) designation allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) General Plan land use categories. The proposed use is compatible with this land use designation and the neighboring zoning districts, which are intended for higher intensity commercial uses.

There is a Rezoning (ZON-25295) proposed to change the zoning of a portion of the project site where two of the parcels are zoned C-1 (Limited Commercial). This would bring the entire project area into a single C-2 (General Commercial) zoning district. The uses proposed for this location are permissible in the proposed/existing C-2 (General Commercial) zoning district with the approval of the companion Special Use Permits (SUP-25262, SUP-25263 and SUP25264) and would then be consistent with the C-2 (General Commercial) zoning district and the C (Commercial) General Plan designation.

As previously noted, the parcels are within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the C (Commercial) designation.

The site is within the McCarran International Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed height of the tower, 795 feet, exceeds the height limitation of 175 feet for this area. A Special Use Permit (SUP-25262) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

The subject parcels are within the Las Vegas Downtown Centennial Plan boundaries, and are located in the Northern Strip Gateway District, which is centered by the Stratosphere Tower Hotel and Casino. This district is intended as one of two entertainment and activity anchor districts that provide a distinct area of landmark status. The proposed project is consistent with the goals and objectives of the Downtown Centennial 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 generally conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied. There is a waiver requested as a part of this review to allow the building to be setback fully from the front property line where the build-to line standard would require at least 70 percent of the front façade to be at the front property line.

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The project site encompasses three parcels with the proposed building built across the lot lines. As it is the stated intention of the applicant to create a mixed-use subdivision, there will need to be a tentative map review and final map technical review prior to any building permits being issued. Recordation of any necessary maps may be required prior to the issuance of certain other permits.

- **Site Plan**

This location will consist of 795-foot high mixed-use development that incorporates a multi-level non-restricted gaming and hotel use, street level retail at Sahara Avenue and 40 residential units. The hotel will have 1,300 guest rooms along with various amenities. The proposed building is set back entirely from the front property line which provides a pedestrian plaza that ranges in width from 20 feet to 60 feet.

The site is located approximately 720 feet west of Las Vegas Boulevard and Sahara Avenue. The site consists of three undeveloped parcels currently being used as the staging area for the neighboring mixed-use, high-rise development to the east. The site plan illustrates a single mixed-use building with two towers massed towards the eastern side of the site and fronting towards Sahara Avenue. The bulk of the building, the seventh floor and below is one building mass that is intended to house the subterranean parking, non-restricted gaming use, back-of-house and residential hotel amenity rooms, ground floor retail and residential and hotel entryways. The ground level commercial fronts towards Sahara Avenue and is accessed from a pedestrian plaza and enhanced sidewalk.

The site plan indicates that 1,949 parking spaces will be provided within the nine-level subterranean parking structure. Title 19.10 would require a total of 3,143 parking spaces for the uses on the site. A reduction in the parking requirement is warranted under the standards of Title 19.06.060, as the proximity of alternatives to private vehicle trips are present in the form of the monorail, Las Vegas Boulevard (a heavily traveled pedestrian corridor), airport shuttle and taxi services and public transit. Having these alternatives should adequately reduce the parking demand for the site. The garage parking is accessed off of West Sahara Avenue either via the down ramp off of the main entrance shared with the neighboring development to the east or from the down ramps situated east of the drive aisle that runs through the development.

There is an existing off-premise sign on this site. It is noted as to be removed on the site plan, date stamped 01/14/08, as it is located within an egress lane for the sites principle valet and garage driveway. A condition has been added to this review that prior to the application for a building permit for this development that the sign shall be removed.

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- **Waivers**

There is a waiver requested as a part of this review to allow the building to be setback up to 60 feet where the Build-to-Line requirement of the Northern Strip Gateway District Site Planning Standards for Setbacks requires that buildings be located on the front property line for a minimum of 70 percent of the first story facade. Staff is recommending approval of this waiver, as the building location is in keeping with the overall intent of the Downtown Centennial Plan and lines up with an approved driveway that is shared with the neighboring development to the east.

- **Landscape Plan**

The landscape plan depicts adequate streetscape landscaping at the southern perimeter of the site. In addition perimeter landscape buffers have been included at the northern and western perimeter of this site. Perimeter landscape buffers are not necessarily required for projects within the Downtown Centennial Plan; however, the proposed buffers will help screen the bulk of the base of this development from adjacent properties to the north and west.

The perimeter landscape buffers are depicted as having a 36-inch box trees planted at 20 feet on center. Further, the landscape plan depicts the appropriate streetscape tree planting requirements and meets the Downtown Centennial Plan requirements. There is no surface parking area, therefore, no site landscaping is necessarily required.

- **Elevations/Floor Plan**

The elevations depict a 72-story high-rise mixed-use development with ground level commercial spaces, hotel and casino related activities above that, and 40 residential condominium units at the top that is designed to meet the Title 19.04 requirements for a Mixed-Use development. The building uses awnings at the pedestrian level and fenestration, both textural and color, to breaking up the massing of the building. Further, at the as the development transitions to the hotel accommodation levels the building massing is further differentiated by dividing into two towers that are connected by elevated pedestrian bridges. The massing of the base of the development is broken up into stratified layers to provide additional architectural character and definition. The use of different materials, expression lines and the difference in massing, going from a solid base to the stratified levels to the towers visually separates the commercial (gaming, conventions, and retail) portion of the building from the residential (hotel rooms and condo units) towers. Materials used include smooth finish and painted concrete, low glazing glass, and brushed aluminum.

The floor plans show that there will be nine levels of subterranean parking. Retail space and back of house operations will be located on the ground floor with the second floor devoted entirely to back of house activities. The third floor will be the casino level and has entry from the pedestrian plaza at the front of the development via an exterior

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stairway. The convention and showroom space is provided on the fourth and fifth levels. The entire sixth floor is intended for restaurant uses. The amenities level is located on the seventh floor and includes the spa, pool, and hotel lobby. The eighth floor is another restaurant level that is also intended to contain a nightclub. The remaining floors are a mix of hotel (1,300 rooms) and residential condominium units (40-units). The site plan indicates that there will be 20, 1-bedroom units; 10, 2-bedroom units; and 10, 3-bedroom units; however, no unit layouts were provided as a part of this review.

This site development plan review has been submitted in conjunction with a Rezoning (ZON-25295) to change the western portion of the project site to a C-2 (General Commercial) zoning district, a Special Use Permit (SUP-25262) to allow a building height of 795 feet in the A-O (Airport Overlay) district where the height limitation is 175 feet, a Special Use Permit (SUP-25263) to allow a mixed-use development with residential uses in the existing/proposed C-2 (General Commercial) zoning district, and a Special Use Permit (SUP-25264) to allow a Gaming Establishment, Non-restricted use in the existing/proposed C-2 (General Commercial) zoning district.

The proposed site development plan review is in conformance with the sites General Plan designation and is appropriate for the proposed/existing C-2 (General Commercial) zoning district. The proposed mixed-use development generally meets the standards and objectives of The Downtown Centennial Plan and the request is compatible with the existing mixed-use, commercial and residential developments in the area, staff is in support of this site development plan review request.

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 mixed-use building is compatible with adjacent development and development in the area.

- 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;**

The proposed development is consistent with the General Plan and with Title 19. The project requires a waiver from the Northern Strip Gateway District Development Standards; the waiver is recommended for approval as it is generally consistent with the goals and objectives of the Downtown Centennial Plan and previous actions of City Council with regard to the neighboring development.

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

West Sahara Avenue, a 100-foot primary arterial street, will be the principal vehicular access point for the development with additional access via Cincinnati Avenue, a 50-foot local access street. Further, the frontage along West Sahara Avenue will be used by pedestrians patronizing the casino and commercial businesses and has access to public transportation, which may assist in reducing the number of vehicle trips generated by the development. The site access and circulation should not negatively impact adjacent roadways or neighborhood traffic as the project is approximately a half mile from a major interstate and is situated just west of the intersection of two primary arterial streets that should be adequate in size to handle the traffic generated.

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

The proposed building and landscape materials are appropriate for the Northern Strip Gateway District and the City. Additionally, the landscape materials meet the types required for this area under 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;

The proposed building will provide a new aesthetically pleasing mixed-use building to the area that will offer commercial opportunities as well as provide additional tourist accommodations and urban residential housing that will be 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 proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 90

APPROVALS 0

PROTESTS 0