



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-25738 - WORLD JEWELRY CENTER -
APPLICANT: HERITAGE - NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-25060), Site Development Plan Review (SDR-25059) and the Union Park Plan Design Standards.
3. Street names must be provided in accordance with the Citys Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. All offsite rights-of-way shall be dedicated to the City by separate documents and the recorded documents shall be referenced on the Final Map for this site unless otherwise allowed by the City Engineer.
8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-25059 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for approval of a Tentative Map for a mixed-use subdivision consisting of 98 residential condominium units, 43 commercial condominium units, and one commercial lot on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway.

This development was reviewed by the Union Park Design Review Committee (UP-DRC), and recommended for conditional approval. Staff finds this tentative map to be generally consistent with the Union Park Design Standards and the approved Site Development Plan Review (SDR-25069); therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as part of an action on a 222-acre site including the subject site. The approval was subject to conditions, including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with submittal of a Site Development Plan Review for any part of the larger site.
07/05/00	The City Council approved the Las Vegas Downtown Centennial Plan. The subject site is within the area designated as the Parkway Center.
09/20/06	The City Council approved request for a Site Development Plan Review (SDR-15042) for a proposed 62,616 commercial development consisting of a medical research and treatment building, museum and activities center, and various waivers of the Parkway Center Standards on 1.9 acres at 22 South Grand Central Parkway. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed-use development with 17 development parcels on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.
05/02/07	The City Council approved a request for a Review of Condition (ROC-20820) to remove Condition Number 18 of an approved Site Development Plan Review (SDR-15042) which stated to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the right-of-way section of the Department of Public Works for assistance in the preparation of appropriate documents on 1.9 acres at 22 South Grand Central Parkway. Staff recommended approval.

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01/03/07	The City Council adopted the Union Park Design Standards manual (TXT-16302), which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission recommended approval.
10/11/07	The City Council adopted an amendment to the Union Park Design Standards Manual and adopted the Union Park Streetscape Design Standards (TXT-23991). The amendment further refines the development standards for the site and the Union Park Streetscape Design Standards gives added depth to the current design standards with the requirement of intricate details to encourage good quality, pedestrian-sensitive design. The Planning Commission recommended approval.
10/19/07	The Union Park Design Review Committee (UP-DRC) recommended approval of the proposed development, subject to conditions. The conditions of the UP-DRC were incorporated into the conditions of approval included as a part of the Site Development Plan Review (SDR-25059).
01/10/08	The Planning Commission held this item in abeyance at the applicants request.
01/24/08	The Planning Commission held this item in abeyance at the applicants request.
02/06/08	The City Council approved a request for a Special Use Permit (SUP-25060) to allow the developments proposed height to exceed the A-O (Airport Overlay) District limitation and a Site Development Plan Review (SDR-25059) to site the proposed 57-story mixed-use development. The Planning Commission and staff recommended approval of the items.

Related Building Permits/Business Licenses

No applicable permits or licenses have been issued relative to this development site.

Pre-Application Meeting

11/14/07	A pre-application meeting was held and elements of this application were discussed. Public Works noted that the traffic study would be per the Master Development Agreement. Parking questions from previous meetings were discussed and staff remarked that all handicap accessible requirements must be met. The applicant was informed that any submittal prior to the final approval of SDR-25059 was at the applicants risk and may require revisions based on the approved Conditions of Approval. Submittal requirements were discussed.
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Neighborhood Meeting

A neighborhood meeting was not held, nor was one required.

Field Check

12/07/07	The Department of Planning and Development conducted a site visit that found that there temporary contractor parking and equipment/material storage on various portions of the overall site.
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Details of Application Request

Site Area

Net Acres	5.9 acres (parent parcel is approximately 53.6 acres)
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office, Other Than Listed	MXU (Mixed-Use)	PD (Planned Development)
	Retail, Other Than Listed	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
East	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
West	Trade Center / Wholesale and Retail Showroom [World Market Center (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
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Overlay District	X		Y
Downtown Casino Overlay District	X		Y
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 Feet)	X		Y *
Trails		X	n/a
Development Impact Notification Assessment	X		Y **
Project of Regional Significance	X		Y **

* A Special Use Permit (SUP-25060) approved a building height of 800 feet in the North Las Vegas portion of the A-O (Airport Overlay) District pursuant to Title 19.06.080.

** 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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ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Use) on the Redevelopment Plan Area Map of the General Plan. This category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The proposed and future intended uses are permissible under the MXU (Mixed Use) designation.

The zoning of the subject site is PD (Planned Development) and is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Parkway Center district. This district encompasses a large part of the former Union Pacific railroad yards and once was the center of Las Vegas industrial area. It is poised to become the heart of the expanded downtown urban area and is anticipated to be developed for a variety of uses, including non-gaming hotels, retail, high-rise condominiums, apartments, and a medical complex along with other mixed-use projects. Further, this district is expected to have pedestrian linkages to Fremont Street Experience and the Office Core, effectively functioning as a natural extension of the existing downtown to enhance the businesses that already exist there. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan and the PD (Planned Development) zoning district.

Further, the site is within the boundaries Union Park. The Union Park Design Standards Manual and the Union Park Streetscape Design standards provide direction as to what is expected in this area and the project was required to be reviewed by the Union Park Design Review Committee (UP-DRC). The Union Park Design Review Committee (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. These waivers and the recommendation of the review committee were addressed as a part of the Site Development Plan Review (SDR-25059) approval.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) 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 MXU (Mixed Use) designation.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is an undeveloped site within a developing area with an overlay height limitation of 175 feet and is allowable construction if approved pursuant to Title 19.06.080. A Special Use Permit (SUP-25060) approved the proposed building at a height of 800 feet. A condition of approval was included on both the Special Use Permit (SUP-25060) and the Site Development Plan Review (SDR-25059) that the applicant must submit to the City of Las Vegas a written approval from the Clark County Department of Aviation, indicating that there will be no change in flight patterns, prior to the issuance of building permits for the building in accordance with Title 19.06.080 requirements.

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The proposed tentative map is intended to delineate space on this site and within the 57-story mixed-use tower and attached three-story retail center and museum. The map will result in 98 residential condominium units, 43 commercial condominium units, and one commercial lot which includes the common areas for the development.

Provided the approved land use applications (SUP-25060 and SDR-25059) and all conditions included as a part of this review are adhered to, the map complies with the Union Park Design Standards, Downtown Centennial Plan, and City requirements. Staff is recommending approval.

FINDINGS

•General information (Residential/Commercial)

The proposed Tentative Map depicts the area generally located at the southeast corner of Grand Central Parkway and City Parkway. The map is intended to define the space within the proposed mixed-use development to create 98 residential condominium units, 43 commercial condominium units, and one commercial lot. The residential units will occupy the 43rd through 52nd floors. The commercial units will occupy the first three levels and comprise various defined tenant spaces. The remaining portions of the building and site, including the common areas and locations for future commercial subdivision, fall under the one commercial lot.

•Cross Section

Cross sections of the proposed Tentative Map are for the three major streets that border this development: Grand Central Parkway, City Parkway, and West Carson Avenue. The provided cross sections for West Carson Avenue illustrate a 30-foot local access street. Grand Central Parkway is depicted as 125-foot Primary Arterial. The cross sections for City Parkway reflect a 28-foot local access street. These street cross sections are in line with the required cross sections as approved in the Union Park Design Standards and the Union Park Streetscape Design manual.

•Trails

There are no trails required or indicated for this development.

•Special Conditions of Approval from Site Development Plan Review (SDR-25059):

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.

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- 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.
 - e. A Waiver from Subsection 3.1(B) is hereby approved to allow building stepbacks at 55-9 and 103-4 where a stepback 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.

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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.
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.
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.
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.
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.
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.

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26. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0