



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-26449 - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-26451), Variance (VAR-26453), and Special Use Permit (SUP-26452) 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 and landscape plan, date stamped 02/15/08, and building elevations, date stamped 01/15/08 , except as amended by conditions herein.
4. The existing lot lines for Assessors Parcel Number 139-28-703-014 must be maintained.
5. A Waiver from Title 19.12.040 Perimeter Landscape Buffering is hereby approved, to allow zero landscape buffers along either side of the interior property lines of APN 139-28-703-013.
6. An Exception from Title 19.10.010 (J) (11) Parking Lot Landscaping is hereby approved, to allow 26 trees to be planted where 31 trees would otherwise be required for 182 space surface parking lot.
7. 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.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
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. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.06.090.
17. 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.

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18. 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.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
22. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site, the right-of-way necessary for bus turnout/deceleration lanes meeting current City Standards on Bonanza Road, and grant a traffic signal chord easement on the northwest corner of Bonanza Road and H Street prior to the issuance of any permits.
23. 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.
24. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All new or modifications to existing driveways along Bonanza Road shall receive approval from the Nevada Department of Transportation.
25. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
26. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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27. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this site.
28. Landscape and maintain all unimproved right-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.
29. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements within the public rightofway adjacent to this site.
30. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. 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.
31. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 41-story and 30-story Hotel and Gaming Establishment, Non-restricted development including a 1,727-room hotel, a 72,596 square-foot non-restricted gaming facility, and 381,734 square feet of commercial uses on 17.44 acres at the northwest corner of Bonanza Road and "H" Street. The commercial square-footage consists of office, retail, restaurant, wedding chapel, salon, and other uses typical of a hotel/casino development.

The applicant indicates that the proposed project is intended to successfully bring back some of the traditional history and entertainment of the area to the city. The proposed development and potential uses are permitted in the proposed/existing C-2 (General Commercial) zoning district. While there is a need for a Variance (VAR-26453) and waivers addressed in this request, the extent of these are largely due to the requirement that the site maintain the existing lot lines of the established Gaming Establishment, Non-Restricted use on the 5.44 acre parcel that is central to this development and are mainly internal to the project site. Further, the proposed development is in keeping with the goals and objectives as outlined in the West Las Vegas Plan and the General Plan and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/01/67	The City Council approved a Rezoning (Z-0074-66) to C-M (Commercial / Industrial) for a portion of the subject site.
04/20/88	The City Council approved a request for a Special Use Permit (U-0025-88) to allow a 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign at a height of 40 feet.
11/20/91	The City Council approved a request for a Special Use Permit (U-0251-91) to allow non-restrictive gaming in conjunction with an existing hotel.
04/21/93	The City Council approved a request for an Extension of Time for an approved Special Use Permit (U-0251-91) to allow non-restrictive gaming in conjunction with an existing hotel.
05/19/93	The City Council approved the required Five-Year Review of an approved Special Use Permit (U-0025-88) to allow a 12-foot by 24-foot Off-Premise Advertising (Billboard) Sign at a height of 40 feet.
12/15/97	The City Council revised the Zoning Code (Title 19A) to create a Historic Preservation Overlay District. The Moulin Rouge site was included within that district

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11/17/99	The City Council approved a request for a Special Use Permit (U-0103-99) for the expansion of a non-restrictive gaming establishment in conjunction with a proposed reopening of the Moulin Rouge Casino. The Planning Commission and staff recommended approval.
02/27/08	The Historic Preservation Commission is scheduled to consider the applications associated with this project.
02/28/08	Companion items for a Rezoning (ZON-26451), Variance (VAR-26453), and Special Use Permit (SUP-26452) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
early 1955	A hotel/casino was constructed on this site.
06/01/90	A business license, B05-01776, for a Cosmetological Establishment category license for 820 West Bonanza Road, Suite 170 was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 07/12/90 and reissued on 11/28/05 due to a change of owner. *
04/03/91	A business license, H05-01010, for a Hotel - 199 rooms or less category license for 900 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 07/24/91 and reissued on 05/10/06 due to a change of owner. *
04/03/91	A business license, A07-01258, for an Apartment House category license for 920 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 03/26/92 and reissued on 11/17/06 due to a change of management.
12/23/91	A building permit application, plan check M-9381-91, was submitted for the site. This was for a plan check review for a certificate of occupancy for an apartment building at 920 West Bonanza Road. This permit (91130384) was by the Building and Safety Department 12/24/91. This permit received a final inspection on 04/30/92.
07/01/94	A business license, L13-00017, for a Nonprofit Club General category license for 812 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 09/01/94 and reissued on 02/16/06 due to a change of location.
10/09/96	A business license, M01-05354, for a Maintenance Services Janitorial category license for 820 West Bonanza Road, Suite 120 was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 10/15/96. *
08/21/00	A building permit application, plan check C-0036-00, was submitted for the site. This was for a plan check review for a non-work certificate of occupancy of an existing restaurant at 900 West Bonanza Road. This permit (00015579) was issued by the Building and Safety Department the same day as submitted. This permit received a final inspection on 08/22/00.

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08/20/02	A building permit application, plan check L-6144-02, was submitted for the site. This was for a plan check review for a non-work certificate of occupancy at 900 West Bonanza Road. This permit (02015139) was issued by the Building and Safety Department the same day as submitted. This permit received a final inspection on 08/22/02.
05/27/03	A business license, N31-00132, for a Nonprofit Community Service category license for 800 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 06/04/03. This license was marked out of business as of 10/03/06.
02/07/06	A business license, C30-01015, for a Convention Hall Gaming Tax category license for 900 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 06/28/06. This license was marked out of business as of 06/29/06. *
02/07/06	A business license, G08-00070, for a Gaming/Nonrestricted category license for 900 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 06/28/06. This license was marked out of business as of 08/08/06. *
11/17/06	A business license, A01-01327, for an Administrative Office Space category license for 800 West Bonanza Road was processed in by the Department of Finance and Business Services. This license was issued by Business Services on 12/01/06.
<i>Pre-Application Meeting</i>	
01/04/08	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the preservation of the historic places designation and the need to retain the vested gaming parcel were addressed. As of the conclusion of the meeting additional discussions with the Building Department, City Survey and the applicant were still needed to work through the retention of the gaming parcels.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held for this application.	

- * 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>	
01/28/08	The Department of Planning and Development conducted a site visit that found that the portions of the site are developed with offices, a social club (Elks Lodge), and other commercial activity. The apartment building at 920 West Bonanza Road is boarded up and most of the project area is fenced off.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	16.38 - Area of Rezoning (17.44 - Total Project Area)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
	Commercial Center, Hotel, Multi-family Residential, and House of Worship	MXU (Mixed Use)	C-M (Commercial / Industrial) [Proposed: C-2 (General Commercial)]
	Undeveloped and Multi-family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential) [Proposed: C-2 (General Commercial)]
North	Multi-family Residential	MXU (Mixed Use)	R-2 (Medium-Low Density Residential)
South	Office, Other Than Listed, Building & Landscape Material / Lumber Yard, Outdoor Storage, and Printing & Publication	Light Industrial / Research	M (Industrial)
East	House of Worship and Retail, Other Than Listed	MXU (Mixed Use)	R-3 (Medium Density Residential)
	Retail, Other Than Listed and Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	Office, Other Than Listed and Warehouse	MXU (Mixed Use)	C-M (Commercial / Industrial)
	Warehouse	MXU (Mixed Use)	R-3 (Medium Density Residential)
	Truck Rental	MXU (Mixed Use)	C-2 (General Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District		X	n/a *
A-O (Airport Overlay) District (175)	X		N **
H (Historic Designation)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y ***
Project of Regional Significance	X		Y ***

* While not within an existing or proposed G-O (Gaming Enterprise Overlay) District, a portion of the site qualifies to maintain the existing Gaming Establishment, Non-restricted use within the area and to the extent authorized by local ordinance on December 31, 1996. This location is exempted from Gaming Enterprise Requirements per LVMC.6.40.150.

** The proposed height of the hotel tower, 420 feet, exceeds the height limitation of 175 feet for this area established by the North Las Vegas Airport Overlay Map portion of A-O (Airport Overlay) District. A companion Special Use Permit (SUP-26452) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

*** 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 designated for tourist accommodations. The applicant has prepared and submitted, as part of the overall project submittal, an impact report as required by the Ordinance for referral to affected agencies. As of 02/13/08, no comments have been received from noticed agencies.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Overall Project Site</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	744,876 SF	n/a
Min. Lot Width	100 Feet	> 100 Feet	Y

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Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	57.7%	N *
Max. Building Height	n/a	420 Feet (41-Stories)	n/a
Trash Enclosure	Gated and Screened	Enclosure (A part of the building, access from north service drive)	Y
Mech. Equipment	Screened	Screened	Y

* The companion Variance (VAR-26453), if approved will grant relief from the city standard. Staff has recommended approval of the ultimate deviation (7.7 percent over the allowed developable site area) as the relief, if granted, will not create any substantial detriment to the public good, substantial impairment of affected natural resources or substantially impair the intent and purpose of any ordinance or resolution while furthering the goals and objectives of the West Las Vegas Plan and the General Plan.

Because the existing lot lines for Assessor Parcel Number 139-28-703-014 must remain as is in order to maintain the historically approved gaming establishment, non-restricted use, the project site must be reviewed from a zoning code perspective as two distinct sites even though it is intended as one development. The development standards when broken down to the two portions of this development are as follows:

<i>Gaming Establishment, Non-restricted Parcel</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	236,966 SF	n/a
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	10 Feet	0 Feet	N *
• Corner	15 Feet	n/a	n/a
• Rear	20 Feet	0 Feet	N *
Max. Lot Coverage	50%	100%	N *

* The companion Variance (VAR-26453), if approved, will grant relief from the city standard. The extent of the advertised deviation (a reduction of setbacks to zero feet and 100 percent lot coverage) are a result of the need to maintain the existing parcel lines and the relief, if granted, will not create any substantial detriment to the public good, substantial impairment of affected natural resources or substantially impair the intent and purpose of any ordinance or resolution while furthering the goals and objectives of the West Las Vegas Plan and the General Plan.

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<i>Remaining Parcels to be Consolidated</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	507,910 SF	n/a
Min. Setbacks			
• Front	20 Feet	0 Feet	N *
• Side	10 Feet	0 Feet	N *
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	< 50%	Y

* The companion Variance (VAR-26453), if approved, will grant relief from the city standard. The extent of the advertised deviation (a reduction of setbacks to up to zero feet) are a result of the need to maintain the existing parcel lines of the gaming parcel that is central to this development and the relief, if granted, will not create any substantial detriment to the public good, substantial impairment of affected natural resources or substantially impair the intent and purpose of any ordinance or resolution while furthering the goals and objectives of the West Las Vegas Plan and the General Plan.

Pursuant to Title 19.10 and 19.12, the following landscaping and open space standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces	31 Trees *	26 Trees	N *
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	57 Trees	> 57 Trees	Y
	1 Tree / 30 Linear Feet	80 Trees	> 80 Trees	Y
TOTAL		167 Trees	198 Trees	Y **
Min. Zone Width	15 Feet ROW		15 Feet	Y
	8 Feet Interior Lot Line (Overall Development)		8 Feet	Y
	8 Feet Interior Lot Line (Interior Lot Lines to either side of APN 139-28-703-014)		Zero Feet	N ***

* Parking is provided for 4,448 vehicles, but only 182 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces. An exception for the number of trees provided in this area has been included as a part of this review.

** There is enhanced landscaping at the front of the central portion of this development, along internal drives and at the corners of the site adjacent to H Street that provides additional landscaping above what would be required within the buffer areas.

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*** A waiver has been requested as a part of this review that if approved would grant relief from the city standards for perimeter landscape buffers.

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

<i>Parking Requirement</i>							
<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>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Hotel	1,727 Rooms	1 Space / Guest Room	1,727 Spaces				
Gaming Establishment, Non-restricted	72,596 SF	1 Space / 90 SF	807 Spaces				
Retail, Other Than Listed	35,000 SF	1 Space / 250 SF	70 Spaces				
Office, Other Than Listed	73,068 SF	1 Space / 300 SF	244 Spaces				
Restaurant							
Waiting/Seating	65,160 SF	1 Space / 50 SF	652 Spaces				
Back of House	34,270 SF	1 Space / 200 SF	86 Spaces				
Convention / Show Room	128,450 SF	1 Space / 100 SF	643 Spaces				
Private Sports Arena, Stadium, or Track (Performance Center)	1,500 Seats	1 Space / 4 Seats	188 Spaces				
Wedding Chapel	3,000 SF	1 Space / 150 SF	10 Spaces				
General Personal Service	3,000 SF	1 Space / 250 SF	6 Spaces				
Sub-total	454,330 SF / 1,727 Rooms		4,378 Spaces	55 Spaces	4,392 Spaces	56 Spaces	Y
TOTAL (including handicap)	454,330 SF / 1,727 Rooms		4,433 Spaces *		4,448 Spaces		Y
Loading Spaces	454,330 SF	3 Spaces at 50,000 SF + 1 Space for each added 100,000 SF	5 Spaces		7 Spaces (Truck Dock Spaces)		Y

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* Pursuant to Title 19.10.010(I), a 50% reduction in the number of required parking spaces for certain uses within a hotel/casino mixed-use development are permitted.

Waivers		
Request	Requirement	Staff Recommendation
To provide a zero-foot wide perimeter landscape buffer along a portion of the interior property lines	8 FT	Approval
To allow 26 trees within the surface parking lot.	31 Trees	Approval

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 MXU (Mixed Use). The MXU (Mixed Use) designation 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) 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-26451) which proposes to change the zoning of most of the project site where the parcels are zoned C-M (Commercial/Industrial) and R-3 (Medium Density Residential) to a 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 Permit (SUP-26452) and would then be consistent with the C-2 (General Commercial) zoning district and the MXU (Mixed Use) General Plan designation.

As previously noted, the parcels are 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. The proposed height of the towers, 420 feet and 300 feet, exceeds the height limitation of 175 feet for this area. A Special Use Permit (SUP-26452) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

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While not within an existing or proposed G-O (Gaming Enterprise Overlay) District, a portion of the site qualifies to maintain an establishment with a valid non-restricted license that is outside a designated gaming enterprise district provided that there is no increase in the number of games or slot machines operated at the establishment beyond the number of games or slot machines authorized by local ordinance on December 31, 1996.

Further, the site is within the West Las Vegas Plan area at the southeastern edge of the plan boundaries. The area plan is intended to meet the General Plan Policy 2.3.2 requirement that a West Las Vegas Plan provide direction for West Las Vegas and adjacent areas. This policy is meant to achieve Goal 2 of the General Plan which is to ensure that mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

The West Las Vegas Plan supports the Historic Preservation initiatives of the City by calling for West Las Vegas residents and neighborhoods to document and preserve existing historic, cultural and architectural resources. Specifically, the subject site is listed on the national registry of historic places as the first fully integrated hotel/casino in Las Vegas. The proposed development is retaining the stylized Moulin Rouge script sign and the sign tower from the original hotel in order to maintain the historic designation of the site.

Additionally, the scale and scope of the proposed development work to implement Policy 4.1.6 of the General Plan which seeks to recognize the West Las Vegas area as an area of special emphasis and priority with regard to economic development opportunities. Further, by siting the proposed development at this location the applicant recognizes that the economy of the City of Las Vegas continues to be strongly based on the gaming and tourism industries and that it would be poised to take advantage of the available local work force by locating in West Las Vegas. Economic development is an important objective of the West Las Vegas Plan and calls for the integration of the West Las Vegas economy into the regional economy by encouraging the development of commercial and office space. The proposed development provides both of these aspects as well as the potential to create jobs, which will both infuse and rotate consumer dollars within the community and serve as an incentive for other businesses to locate in the area. The proposed development furthers the efforts to better integrate the West Las Vegas area into the regional economy.

The site encompasses multiple parcels with a proposed building built across the lot lines. For this reason there will need to be some form of mapping done to consolidate the parcels, except for Assessors Parcel Number 139-28-703-014, prior to any building permits being issued. In order to retain the Gaming Establishment, Non-restricted use the gaming parcel must retain the existing lot lines.

- **Site Plan**

The site plan is generally in compliance with the standards of the existing/proposed C-2 (General Commercial) zoning district; however, it does not meet the maximum lot coverage limitation of 50 percent. Further, due to the requirement that the existing lot lines for Assessors Parcel Number 139-28-703-014 remain, the project requires a Variance (VAR-26453) for setbacks as well as lot coverage and this review requires

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landscape waivers. This location will consist of two hotel towers, 41 stories and 30 stories, that includes a total of 1,727 rooms, a 72,596 square-foot non-restricted gaming facility, and 381,734 square feet of commercial uses.

The site is located at the northwest corner of Bonanza Road and H Street. The site consists of two master condominium parcels (one developed), two multi-family residential parcels, and three commercially developed parcels (one of which contains the remaining buildings of the original hotel/casino). The site plan illustrates a single multi-function building with two hotel towers, one massed towards Bonanza Road and the other to towards the center of the project site. The casino and other commercial areas are positioned between the two towers with two parking garages and one surface parking lot rounding out the site.

The site plan indicates that 4,448 parking spaces will be provided within the subterranean and above ground parking structures and the surface parking lot. The parking provided for this development is greater than the 4,433 parking spaces required by code. The northeastern garage parking is accessed off of McWilliams Street and the southwestern garage is accessed off of Bonanza Road and internal drives.

- **Waivers**

The applicant has requested a waiver of the perimeter landscape buffer requirements. Specifically, the request is to provide no perimeter landscape buffer along the interior property lines associated with the gaming parcel. Approval of this waiver request is recommended.

Further, an exception is needed for parking lot landscaping as the surface parking lot does not include landscape fingers interspersed every six spaces for the parking around the perimeter of the parking lot. The parking area is well screened and approval of this exception request is recommended.

- **Trail**

The Transportation Trails Element of the Master Plan calls for a Pedestrian Path to run along the eastern and southern property lines of this project to connect to other existing and future portions of the city's trails network. The plans as submitted depict a pedestrian path with a notation indicating that the Pioneer Trail markers will be inset into the pavement as required. The proposed trail meets the requirements of the Master Plan.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffer widths at the perimeter of this project site area. A waiver has been requested as a part of this review to allow the perimeter landscape buffer to be reduced from eight feet to zero feet where the interior property lines are relative to the gaming parcel.

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The perimeter landscape buffers are depicted as having a 24-inch box trees planted at 20 feet on center across from the multi-family residential development to the north and 30 feet on center across from the commercial and industrial developments to the east, west, and south. There is limited surface parking area that requires an exception to allow a reduction in the total number of trees required.

- **Elevations/Floor Plan**

The elevations depict a two tower, 41-story and 30-story, hotel/casino development with commercial spaces, hotel and casino related activities at ground level to the third floor, and hotel rooms above that. The building uses fenestration, both textural and color, to breaking up the massing of the building at the base. Further, as the development transitions to the hotel accommodation levels the building massing is further differentiated by dividing into two towers that utilize a multi-toned red curtain wall to provide a dynamic visual contrast.

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 towers visually separates the commercial (gaming, conventions, and retail) portion of the building from the hotel towers. Materials used include smooth finish and painted concrete, metal screens, metal roofing, stone cladding, and low glazing glass.

The floor plans show that there will be two levels of subterranean parking. Retail space, performance center, casino, multiple restaurant areas and some of the back of house operations will be located on the ground floor as well as five poolside suites. The second floor will have five suites adjacent to the pool area; otherwise, it will be open to the floor below. The third floor will house the main showroom space, offices, meeting rooms, and additional suites overlooking the pool area. Additional showroom space is provided on the fourth level. The remaining floors (fifth and above) are for the hotel rooms.

This site development plan review has been submitted in conjunction with a Rezoning (ZON-26451) to change a portion of the project site to a C-2 (General Commercial) zoning district, a Variance (VAR-26453) to allow a lot coverage greater than the 50 percent maximum allowed and to reduce the setbacks required for the lots created by the development, and a Special Use Permit (SUP-26452) to allow a building height of 420 feet in the A-O (Airport Overlay) 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 Title 19 with the approval of the companion Variance (VAR-26453) and waivers requested as a part of this review. The sites historical significance and the furthering of the neighborhood plan for the area warrant approval of the deviations requested. The proposed development is compatible with the existing commercial and residential developments in the area; therefore, staff is in support of this site development plan review request.

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FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed development is compatible with adjacent development and development in the area. While there is a request for a landscape waiver and a Variance (VAR-26453), they are not anticipated to create any substantial detriment to the public good, substantial impairment of affected natural resources or substantially impair the intent and purpose of any ordinance or resolution and have therefore been recommended for approval.

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 perimeter landscape requirements and a Variance (VAR-26453) for setbacks and lot coverage largely due to the need to maintain the lot lines associated with Assessors Parcel Number 139-28-703-014; the deviations are recommended for approval as the requests are generally consistent with the goals and objectives of the West Las Vegas Plan and previous actions of City Council with regard to the site. The development specifically furthers the neighborhood plan which calls for economic development and integration of the West Las Vegas area economy into the regional economy. Further, the proposed development is consistent with Goal 2 of the General Plan as it relates to mature neighborhoods being sustained and improved through appropriate and selective high quality redevelopment and preservation by maintaining and enhancing this historically significant site.

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

West Bonanza Road, a 100-foot primary arterial street, will be the principal vehicular access point for the development with additional access via McWilliams Street, a 60-foot local street, and H Street, an 80-foot secondary collector street. Provided that mitigation measures suggested by the required Traffic Impact Analysis are followed, negative impacts should be minimal on adjacent roadways and neighborhood traffic.

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

The proposed building and landscape 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;

The proposed building will provide a new aesthetically pleasing development to the area that will offer commercial opportunities as well as add to the area inventory of tourist accommodations 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 172

APPROVALS 7

PROTESTS 0