



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27290 - APPLICANT: GRAND CENTRAL SOUTH PARTNERS, LLC - OWNER: UNION PACIFIC RAILROAD COMPANY, ET AL

**** CONDITIONS ****

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

Planning and Development

1. Expunge the previous SDR-5179.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0100-97), Special Use Permits (SUP-27291 and SUP-27292), and Vacation (VAC-27293) shall be required except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 04/07/08, and building elevations, date stamped 03/11/08, except as amended by conditions herein.
5. A Waiver from Downtown Centennial Plan Parkway Center Site Planning Standards for Build-to-Line (Setbacks) is hereby approved, to allow the pedestrian level of the building to be located 20 feet from the front and corner side property lines.
6. A Waiver from Downtown Centennial Plan Parkway Center Site Planning Standards for Streetscape is hereby approved, to allow no streetscape as a part of any right-of-way improvements in and adjacent to Charleston Boulevard.
7. A reversionary parcel map or administrative joining consolidating the subject parcels designated for the buildings shall be recorded prior to issuance of any building or grading permits.
8. 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.

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. 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.
17. 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.
18. 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.

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

Public Works

20. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector and Grand Central Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site or the recordation of the submitted Petition of Vacation VAC 27293.
22. Construct any incomplete half street improvements adjacent to this site and remove any substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site, unless allowed through approved Waivers. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
23. 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; the connecting sidewalk shall be terminated on-site with a handicap ramp.
24. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
25. 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. A downstream relief project may be required to provide public sewer capacity for this site. 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.

26. 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. The Traffic Impact Analysis shall include a Phasing Plan to identify phasing requirements that link the site build out to the adjacent public street capacity, and shall address the potential local and regional traffic improvement projects, such as the reconstruction of the Charleston Boulevard / I-15 interchange (Project Neon). The approved Traffic Impact Analysis shall recommend specific measures to mitigate the impacts of the traffic generated by this development. 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 rights of way 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 on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, 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; additional updates to the approved Traffic Impact Analysis may be required prior to construction of each phase of development. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
27. 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 recordation 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.
28. Landscape and maintain all unimproved rightsofway, if any, adjacent to this site. 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.
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 in public rightofway adjacent to this site.

30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

31. A Petition of Vacation, such as VAC-27293, shall record prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first, to eliminate all rights-of-way in conflict with this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 61-story hotel development including a 2,500-room hotel, a 260,000 square-foot convention facility, and 11,100 square feet of commercial uses with waivers of the Downtown Centennial Plan Build-to-Line and Streetscape standards for the Parkway Center district on 12.54 acres adjacent to the northeast corner of Grand Central Parkway and Charleston Boulevard. The commercial square-footage consists of retail, restaurant, hotel lounge bar, coffee shop, and other uses typical of a hotel 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 existing PD (Planned Development) zoning district. There are waivers of the Streetscape Standards along Charleston Boulevard and Build-to-Line (Setback) requirements of the Downtown Centennial Plan Parkway Center Site Planning Standards addressed in this request. The applicant has indicated the deviation for the Build-to-Line is appropriate as it will allow for an increase to the amenity zones and encourage pedestrian circulation through the site. The waiver of streetscape along Charleston Boulevard is due to the steep incline between the project site and the right-of-way, which is at a lower elevation to allow the street to underpass the railroad tracks to the east of the site. The proposed development is in keeping with on-going development in this area and the goals and objectives as outlined in the Downtown Centennial Plan and the General Plan; 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 reclassify 223 acres of property, including the subject parcel, from M (Industrial) to P-D (Planned Development) for mixed use projects. This rezoning created what would later be known as Parkway Center. Planning Commission and staff recommended approval.
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of a proposed mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space and requested waivers on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5179) for a proposed 35-story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The Planning Commission and staff recommended approval.

01/27/05	The Planning Commission approved a Tentative Map (TMP-5806) for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. Staff recommended approval.
11/16/05	The City Council approved a Vacation (VAC-9074) of a portion of an existing drainage easement generally located at the northeast corner of Grand Central Parkway and Iron Horse Court. The Planning Commission and staff recommended approval.
12/12/05	Staff administratively sent an action letter regarding a request for a Final Map Technical Review (FMP-10090) for a proposed 405-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The mylars for this map have not been submitted nor has the map recorded as of 03/25/08.
01/27/07	The Planning Commission approval of the Tentative Map (TMP-5806) for the proposed 414-unit mixed-use subdivision expired.
02/21/07	The City Council approved a request for an Extension of Time (EOT-18770) of an approved Site Development Plan Review (SDR-5179) that allowed a 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
08/15/07	The City Council approval of an Extension of Time (EOT-18770) for an approved Site Development Plan Review (SDR-5179) that allowed a 35-story mixed-use development in Parkway Center expired.
04/24/08	The Planning Commission recommended approval of companion items SUP-27291, SUP-27292 and VAC-27293 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #53/rts).
<i>Related Building Permits/Business Licenses</i>	
05/26/05	A building permit application, plan check C-0122-05, was submitted for the site. This was for a plan check review for construction of the mixed-use development. No permit was issued and the plan check was voided by the Building and Safety Department on 08/07/06, due to inactivity, and destroyed 01/16/08.
03/15/05	A building permit application, plan check L-1051-05, was submitted for the site. This was for a plan check review for on-site improvements and a temporary sales trailer at 1023 Iron Horse Court. The permits (05003765 and 05003766) were approved by Planning and Development on 06/03/05 and issued by the Building and Safety Department on 06/06/05. The permit (05003766) for the on-site improvements expired 12/03/05 and the permit (05003765) for the temporary sales trailer expired on 01/07/06.
06/07/05	A building permit application, plan check L-1360-05, was submitted for the site. This was for a plan check review for a sign permit at 1003 Iron Horse Court. This permit (05004350) was approved by Planning and Development the same day and issued by the Building and Safety Department on 06/22/05.

10/24/05	A permit application, plan check L-CIVIL-10021, was submitted for the site. This was for an express plan check review of the civil improvement plans for the development. Mylars have not been submitted for final signature as of 03/25/08 and the application has been marked as expired.
<i>Pre-Application Meeting</i>	
02/22/08	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the need for a reversionary map, drainage and traffic studies and the vacation of Iron Horse Court were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
03/21/08	The Department of Planning and Development conducted a site visit that found that this is mostly an undeveloped site. There is one fully developed parcel that has an occupied building adjacent the Union Pacific sign tower and a fair amount of surface parking. There is a small surface parking lot on the adjacent parcel to the west. There are various real estate signs on the site including signage for the previous project which has expired.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	15.4
Net Acres	12.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped / Highway Access Circle	MXU (Mixed Use)	PD (Planned Development)
North	Government Facilities	PF (Public Facility)	C-V (Civic)
South	Commercial Development	MXU (Mixed Use)	M (Industrial)
East	Railroad Warehouses	LI/R (Light Industry/Research)	M (Industrial)
West	Shopping Mall Parking	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		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			
PD (Planned Development) District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		N **
Live/Work Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y ***
Project of Regional Significance		X	n/a

* Waivers of the build-to-line requirement and streetscape standards, as required by the Downtown Centennial - Parkway Center Site Planning Standards, have been requested as parts of this review that, if approved, would grant relief from these standards.

** The proposed height of the hotel tower, 700 feet, exceeds the height limitation of 200 feet for this area established by the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. A Special Use Permit (SUP-27292) 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 04/10/08, comments have been received from the Regional Transportation Commission (RTC) and the Clark County School District. The RTC concerns and proposed conditions have been incorporated into the Public Works portion of the conditions of approval.

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Centennial Plan addresses certain site development standards, which are detailed below:

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	12.54 acres	n/a
Min. Lot Width	n/a	≈ 240 Feet	n/a
Min. Setbacks			
• Front	0 Feet	20 Feet	N *
• Side	n/a	10 Feet	n/a
• Corner Side	0 Feet	20 Feet	N *
• Rear	n/a	52 Feet	n/a
Build-to Line	70% of frontage line	20 Feet	N *
Max. Lot Coverage	Up to 100%	26%	Y
Max. Building Height	n/a	700 Feet	n/a
Trash Enclosure	Screened	Internal to Loading Area	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 or corner side property lines as required by the Downtown Centennial - Parkway Center Site Planning Standards. A waiver has been requested as a part of this review that, if approved, would allow the hotel to be setback 20 feet from the front and corner side build-to-line.

Pursuant to the Downtown Centennial Plan, the following landscape and buffer 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 (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	53 Trees	n/a
TOTAL		0 Trees	53 Trees	Y
Min. Zone Width	n/a		10 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:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
East/West Street (Charleston Boulevard)	1 Shade Tree @ 20 O.C. Maximum (min. 36 box) 12 Shade Trees	1 Shade Tree @ 20 O.C. Maximum (min. 36 box) 7 Shade Trees	N *
North/South Street (Grand Central Parkway)	1 Palm Tree @ 30 O.C. Maximum (min. 25 height) 15 Palm Trees	1 Palm Tree @ 30 O.C. Maximum (min. 25 height) 16 Palm Trees	Y
Right-of Way Improvements	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan) except Charleston Boulevard	N *

* A waiver has been requested as a part of this review that, if approved, would allow no streetscape along Charleston Boulevard from the eastern property line to just before the intersection of Grand Central Parkway due to the severe grade difference from the property to the street as a result of the railroad track underpass.

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

<i>Parking Requirement - Downtown</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>		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	2,500 Rooms	1 Space / Guest Room	2,470 Spaces	30 Spaces			
Hotel Lounge Bar	6,000 SF	No added spaces	---	---			
Restaurant	16,000 SF						
Waiting/Seating		1 Space / 50 SF	---	---			
Back of House		1 Space / 200 SF	---	---			
General Retail, Other Than Listed	11,100 SF	1 Space / 175 SF	61 Spaces	3 Spaces			
Convention Center	260,000 SF	1 Space / 2,000 SF **	125 Spaces	5 Spaces			
Sub-TOTAL			2,656 Spaces	38 Spaces	1,092 Spaces	22 Spaces	Y *

TOTAL (including handicap)			2,694 Spaces	1,114 Spaces	Y *
Loading Spaces	293,100 SF	3 Spaces at 50,000 SF + 1 Space for each added 100,000 SF	6 Spaces	6 Spaces (Truck Dock Spaces)	Y

* Per Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of standard parking requirements.

** Title 19 does not contain a conference center calculation for parking; however, a standard for conference centers was listed in a previous version of the Parkway Center portion of the Downtown Centennial Plan, which required 0.5 spaces per 1,000 square feet of gross floor area. An equivalent calculation to the 0.5 spaces per 1,000 square feet of gross floor area, one space per 2,000 square feet of gross floor area, is utilized to calculate the parking requirement for the portion of the proposed development designated as a Convention use.

Waivers		
Request	Requirement	Staff Recommendation
To allow the building to be located 20 feet from the front and corner side property lines	70% of the first story façade shall align along the front and corner side property lines	Approval
To not include the required amenity zone along Charleston Boulevard	5 Foot Amenity Zone per Graphics 11 & 12, Downtown Centennial Plan	Approval

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment Plan Area Map of the Southeast Sector Plan of the General Plan, and is designated as MXU (Mixed Use). 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 existing and future intended uses are permissible under the MXU (Mixed Use) designation.

The zoning of the subject parcels is PD (Planned Development) and is covered under the Downtown Centennial Plan Parkway Center district. The existing and future uses intended for this location are permissible in Parkway Center district which is compatible with the PD (Planned Development) zoning district and the MXU (Mixed Use) General Plan designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Plan 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 project site is within the Live/Work Overlay district. The proposed hotel development will offer employment and tourist amenities on-site, but no residential housing. The project does not include any live/work units as outlined in Title 19.06.130.

The parcels that make up this project site are within the Las Vegas Downtown Centennial Plan boundaries, and are 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.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed height of the hotel tower, 700 feet, exceeds the height limitation of 200 feet for this area. A Special Use Permit (SUP-27292) has been submitted pursuant to Title 19.06.080 and if approved would grant relief from the height limitation.

A Master Sign Plan will be required of the development and must be completed before a Certificate of Occupancy will be issued. A standard condition of approval has been included as a part of this review regarding this requirement.

The proposed request will site a 2,500 room hotel and a 260,000 square-foot convention center. The hotel tower height will be 61 stories and the convention center will be four stories of which the ground level will be a continuation of the subterranean parking garage.

The site encompasses four parcels with buildings that cross the property lines. Should the parcels that comprise the building location in the future become separate developments the site will be placed out of conformance with the development standards established for the development. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits a reversionary parcel map or administrative joining consolidating these building parcels be recorded.

- **Site Plan**

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height

limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The site plan for the proposed hotel is generally in compliance with the standards of the Downtown Centennial Plans Parkway Center district except for the build-to-line requirement established by the front and corner side setback standard and the streetscape requirements along Charleston Boulevard. Waivers have been requested that will allow relief from these standards and would be in keeping with the overall development approvals in this area.

The site is located at the northeast corner of Charleston Boulevard and Grand Central Parkway. The project area consists of one developed parcel, two undeveloped parcels, and one fully improved parcel within the city's downtown area. The site plan illustrates a single hotel tower with a separate convention center facility that jointly covers approximately 26 percent of the project area.

The site plan indicates that a total of 1,114 parking spaces will be provided on-site. Specifically, there are two levels of subterranean parking beneath the hotel entry/porte cochere area, a continuation of the first sub-level beneath the convention center and ground level parking within the convention center building. The uses proposed, if sited outside of the Downtown Centennial Plan area, typically would require a total of 2,694 parking spaces. The parking provided, 1,114 spaces, is deemed adequate given the location of the proposed development relative to existing and future transportation alternatives.

- **Waivers**

There is a waiver requested as a part of this review to allow the hotel building to be setback 20 feet from the corner side (Grand Central Parkway) where the Build-to-Line requirement of the Parkway Center Site Planning Standards for Setbacks requires that buildings be located on the front and corner side property lines for a minimum of 70 percent of the first story facade. Staff is recommending approval of this waiver, as the building setback allows for adequate streetscape along Grand Central Parkway.

Further, there is a waiver requested to allow no amenity zone along the Charleston Boulevard frontage. Due to the inclination of Charleston Boulevard for the underpass of the railroad tracks to the east of the site, this frontage is mostly occupied by retaining wall and no room exists to locate the streetscape required for this area. Staff is recommending support of this waiver request provided landscaping is provided on-site as depicted at the intersection of Charleston Boulevard with Grand Central Parkway where the sidewalk returns to grade with the site.

- **Landscape Plan**

The landscape plan reflects landscaping/streetscaping at the corner of Grand Central Parkway and Charleston Boulevard as well as Downtown Centennial Plan required streetscaping along Grand Central Parkway. The landscape plan reflects the required amenity zone and sidewalk for Grand Central Parkway on-site as current off-site improvements do not allow sufficient area to accommodate the requirements. A waiver, discussed above, has been requested for the Charleston Boulevard streetscaping.

The project proposes to provide perimeter landscaping along the east (adjacent to the Union Pacific parcel) and north (adjacent to the Clark County Government Service Center parking lot) property lines. Additionally, there is landscaping proposed to screen the drive aisle west of the convention center and along the pedestrian walkway that leads from the sidewalk adjacent Grand Central Parkway into the entry area of the hotel.

- **Elevations/Floor Plan**

The elevations depict a 61-story hotel tower and a detached four-story conference center building that is designed such that the convention center provides an arch that is an inverse to the arched façade of the north side of the hotel tower. The illustrations reflect a mix of glass and metal elements that will provide architectural character and definition. The main entrances for the buildings are enhanced with a decorative porte cochere that adds an artistic element to the overall appearance of the proposed development. The building utilizes a complimentary colored glass for the exteriors. The hotel tower will blend Light Blue and Neutral Blue glass panels with Aesthetic White paint for finished surfaces. The conference center will blend Practical Beige, Interactive Crème, and Aesthetic White paints for the finished surfaces. The porte cochere will be a textile fabric canopy while metal screening will be used at opens for the ground level parking within the convention center.

The building is designed with the entry space facing the artistic porte cocheres that separate the hotel from the convention facility and cover the various drive aisles that provide the principle access to the interior of the development. The floor plans indicate that the hotel will have various customer amenities on the ground level, including a pool/spa area, hotel lounge bar, restaurant, coffee shop, and various retail areas. The hotel tower will contain a mix of meeting rooms on the second floor, guest rooms on the third through fifty-third floor and suites on the fifty-fourth through sixty-first floor. The convention center will have ground level parking with exhibition space on the second and third floor and meeting and ballrooms on the fourth floor. There are two subterranean levels of parking provided in addition to the ground level parking within the convention center.

This site development plan review has been submitted in conjunction with a Special Use Permit (SUP-27291) to allow a Hotel Lounge Bar use, a Special Use Permit (SUP-27292) to allow a building height of 700 feet in the A-O (Airport Overlay) District, and a Vacation (VAC-27293) to vacate Iron Horse Court and various easements.

The proposed Site Development Plan Review is in conformance with the sites General Plan designation, zoning district and meets the standards and objectives of the Downtown Centennial Plan. The proposed hotel development is compatible with the existing and future commercial and civic developments in the area and 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 hotel and convention center development is compatible with existing adjacent development and development in the area, as it will provide a building of contemporary design that is scaled similar to other development approved in the vicinity.

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 generally consistent with the General Plan and with Title 19. The project requires two waivers from the Parkway Center Development Standards; however, the waivers are recommended for approval as they are generally consistent with the goals and objectives of the Downtown Centennial Plan and previous actions of City Council with regard to the development in this area.

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

Should the Vacation (VAC-27293) of Iron Horse Court be approved, the principal access to the site will be from Grand Central Parkway, a 125-foot wide primary arterial, which has sufficient capacity to accommodate the proposed use and the traffic generated by the development. Further, the pedestrians patronizing the hotel and commercial businesses will also access the site from Grand Central Parkway. The location 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 has access to a major interstate just west of the site.

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

The proposed building and landscape materials are appropriate for the Parkway Center 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 hotel and convention facilities to the area that will offer commercial opportunities as well as provide additional tourist accommodations and downtown exhibition space that will be harmonious and compatible with development in the area. The proposed buildings are not unsightly or obnoxious in appearance and the elevations depict building scales and design characteristics that are compatible with the surrounding civic, commercial and industrial developments.

- 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 as routine business license inspections of the hotel operation.

PLANNING COMMISSION ACTION

The Planning Commission added condition #1.

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 92 by Planning Department

APPROVALS 3

PROTESTS 0