

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-29870 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC AND WMCV PHASE 3, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-23606) and Special Use Permit (SUP-30257) shall be required except as amended by conditions herein, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/08/08, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Build-To-Line Requirement to allow a 263-foot front setback percent of the first story façade to align along the front property line where 70% is required, is hereby approved.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040 and the Downtown Centennial Plan Parkway Center Standards.
8. 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.

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9. 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.
10. 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.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
15. Remove all 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.
16. The developer shall be responsible for construction of the final pavement wearing surface on Discovery Drive from Grand Central Parkway to the I-15 underpass prior to occupancy of Phase 4 unless deferment of these required offsite improvements is allowed by the City Engineer. Coordinate with the City Engineers Office to determine design details.
17. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Union Park 61 Acres Phase I project, the Downtown Connector BRT Grand Central Parkway Widening Phase I project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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18. Coordinate with the Right-of-Way Section of the Department of Public Works to ensure that appropriate trail easements and/or pedestrian access easements adjacent to the World Market Center are granted to the City for all trails or sidewalks that are located outside of the public street right-of-way. In addition, submit a Petition of Vacation for the existing trail easement located on the western boundary of this site.
19. 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.
20. 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.
21. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center commercial subdivision, the approved Traffic Impact Analysis and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Major Amendment to an approved Site Development Plan Review (SDR-23606) for an 18-story, 1,162,255 square-foot commercial building with a Waiver of the Downtown Centennial Plan Build-to-Line Standards to allow a 263-foot front setback on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive. An associated Special Use Permit (SUP-30257) will be heard for a proposed 301-foot high building within the A-O (Airport Overlay) District where the height limitation is 175 feet. The height of the parking garage is also proposed to increase from approximately 83 feet to 103 feet. The two additional floors on the parking garage will provide an additional 1,064 parking spaces. There are no proposed changes in building materials or façade. A new garage elevator tower is also proposed on the east side of the existing parking structure. The proposed development is in keeping with prior approvals and on-going development in the area; therefore, staff is recommending approval of this request.

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 a 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 the submittal of a Site Development Plan Review for any part of the larger site. The Planning Commission and staff recommended approval.
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.
02/07/01	The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Advertising (Billboard) Signs on the larger site including the subject parcel. The Planning Commission and staff recommended approval of the request.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square-foot commercial development on 36.11 acres at the northeast corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval of the request.
04/03/02	The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Advertising (Billboard) Sign on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.

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05/21/03	The City Council approved a Required Review (RQR-1974) of 12 Off-Premise Advertising (Billboard) Signs on a larger site including; the subject parcel. The Planning Commission and staff recommended approval of the request.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square-foot temporary exhibit space on the subject site. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved a Required Review (RQR-5683) of eight Off-Premise Advertising (Billboard) Signs on the subject site. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved a Required Review (RQR-6003) of one Off-Premise Advertising (Billboard) Signs on a larger site including the subject site. The Planning Commission and staff recommended approval.
05/18/05	The City Council approved a Review of Condition (ROC-6466) number six of an approved Site Development Plan Review (SDR-4841) to allow required landscaping to be installed in phases where an overall landscaping plan was required for an approved 345,670 square-foot exhibit space on 30.2 acres at 495 South Grand Central Parkway.
05/18/05	The City Council approved a Review of Condition (ROC-6467) number seven of an approved Site Development Plan Review [Z-0100-97(3)] to change the location of the required trail for an approved 1,000,000 square-foot commercial development on 36.11 acres at 495 South Grand Central Parkway. Staff recommended approval of the request.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for signage of the World Market Center. The Planning Commission and staff recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot Phase II commercial center. The Parkway Center Architecture Review Committee (PC-ARC) recommended approval.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a four-level, 2,175 space parking garage.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12636) for a 2,097,925 square-foot Phase III commercial building. The Planning Commission recommended approval.
06/07/06	The City Council approved a Review of Condition (ROC-13357) to remove a condition that required that the Off-Premise Advertising (Billboard) Signs on the subject site be removed prior to the issuance of a Certificate of Occupancy for the Phase II building. Signs B and C were still required to be removed, all others were required to be reviewed at a later date. Staff recommended denial of the request.

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06/07/06	The City Council approved a Required Review (RQR-11403) of eight Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel. This approval required the removal of Signs B on APN 139-33-610-014 and C on APN C 139-33-511-005 to be removed within 60 days. Further, it required Signs C and D on APN 139-33-511-005 to be removed prior to the issuance of permits for Phase III parking structure. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Required Review (RQR-12065) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Special Use Permit (SUP-12635) for a 305-foot tall building within the North Las Vegas Airport portion of the A-O (Airport Overlay) District on parcel within the World Market site. The Planning Commission and staff recommended approval of the subject site.
09/07/06	Staff Administratively approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) for a reduction in the commercial square-footage and revisions to the parking requirements for a commercial development.
10/18/06	The City Council approved an amended Master Sign Plan (MSP-15823) to include; Phase II of the World Market Center development. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Required Review (RQR-21496) of on Off-Premise Advertising (Billboard) Sign on one of the subject parcels. A condition of approval requires that the sign be removed prior to the issuance of building permits for any new development on the site. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Required Review (RQR-21345) of multiple Off-Premise Advertising (Billboard) Signs on a larger site including; the subject site. The Planning Commission and staff recommended approval.
10/17/07	The City Council approved a Site Development Plan Review (SDR-23606) for a proposed 2,495,091 square-foot commercial center with a Waiver of the Downtown Centennial Plan Build-to-Line standard to allow a 206-foot front setback and the expansion of an approved parking garage on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive and a 2,306 space temporary parking lot on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive. The Planning Commission and staff recommended approval.
10/23/08	The Planning Commission will hear a related Special Use Permit (SUP-30257) for a proposed 301-foot high building within the A-O (Airport Overlay) District where the maximum height limitation is 175 feet for a proposed commercial building on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive.

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<i>Related Building Permits/Business Licenses</i>	
09/15/06	A Building Permit (#C-0474-06) was issued for the parking structure on the subject site. The permit was finalized on 01/29/07.
10/05/07	A Business License (#T26-00413) was issued for a temporary event operator at 455 S. Grand Central Parkway. The license was marked out on 12/13/07.
01/29/08	A Business License (#M18-04259) was issued for a management or consulting service at 455 S. Grand Central Parkway.
06/06/08	A Business License (#F07-02004) was issued for a furniture store at 455 S. Grand Central Parkway.
06/06/08	A Business License (#F07-02005) was issued for a furniture store at 455 S. Grand Central Parkway.
08/11/08	A Business License (#C09-00192) was issued for a convention operator with exhibitors at 455 S. Grand Central Parkway. The license was marked out on 08/26/08.
09/12/08	A Building Permit (#07000376) was issued for a Temporary Certificate of Occupancy at 455 S. Grand Central Parkway. The Certificate of Occupancy will expire on 10/13/08, unless it is renewed.
09/22/08	A Business License (#F07-02016) was issued for a furniture store at 455 S. Grand Central Parkway.
<i>Pre-Application Meeting</i>	
10/23/08	A pre-application meeting was held on the indicated date. The applicant indicated the areas for the proposed reduction in square-footage to the Phase IV building. The applicant was advised on the requirements for the subject Site Development Plan Review and the associated Special Use Permit.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
09/12/08	A field check indicated the existing World Market Center including; Phase I, II and III. Streetscape exists along Grand Central Parkway. Phase IV will remove the majority of the existing surface parking area south of Discovery Drive. The site inspection also indicated the proposed location of Phase IV, parking garage, and new elevator tower.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	19.9

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Trade Center/Wholesale and Retail Showroom (World Market Center) and Off Premise Advertising (Billboard) Signs	MXU (Mixed Use)	PD (Planned Development)
North	Trade Center/Wholesale and Retail Showroom (World Market Center)	MXU (Mixed Use)	PD (Planned Development)
South	Shopping Center	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped (Union Park)	MXU (Mixed Use)	PD (Planned Development)
West	ROW (Interstate 15)	ROW (Interstate 15)	ROW (Interstate 15)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Parkway Center District)	X		Y*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District (Parkway Center District)	X		Y*
A-O (Airport Overlay) District (175 feet)	X		N**
Downtown Casino Overlay District	X		Y***
Trails	X		Y****
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y*****
Project of Regional Significance	X		Y*****

Redevelopment Plan Area The subject site is located within the boundaries of the Las Vegas Redevelopment District. The proposed uses are in conformance with the Redevelopment Plan goals and policies.

***Downtown Overlay District** The subject site is located within the boundaries of the Downtown Overlay District. Specifically, the site is located within the Parkway Center District of the Downtown Centennial Plan. The site conforms to the Parkway Center District standards.

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****Airport Overlay District** - The subject site is located within the 175-foot boundary of the Airport Overlay District. The subject building exceeds the 175-foot height limit. A related Special Use Permit (SUP-30257) will be heard concurrently with the subject Site Development Plan Review. The applicant is proposing a 301-foot tall building where 175 feet is the maximum allowed.

*****Downtown Casino Overlay** - The subject site is located within the boundaries of the Downtown Casino Overlay. The proposed building is for retail purposes and does not provide any gaming or related uses typically found within the Downtown Casino Overlay.

******Trails** A condition of approval of the original Site Development Plan Review [Z-0100-97(3)], required the applicant to provide a trail/landscaped buffer feature along the freeway corridor, which would connect to other regional trails planned for the area. The City Council approved a Review of Condition (ROC-6467), which allowed the applicant to construct the trail along the Bonneville Avenue and Grand Central Parkway frontages.

*******Development Impact Notification Assessment/Project of Regional Significance** - The project was deemed to be a Project of Significant Impact upon the original submittal of the Site Development Plan Review [Z-0100-97(3)] application for the overall site. The paperwork was submitted at that time, which addressed all phases of the World Market Center development. No additional documentation is required for the subject application.

DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	19.91 ac.	N/A
Min. Lot Width	N/A	1,240 feet	N/A
Min. Setbacks			
• Front (Grand Central Parkway)	N/A	263 feet	N/A
• Corner (Bonneville Avenue)	N/A	950 feet	N/A
• Corner (Discovery Drive)	N/A	434 feet	N/A
• Rear (Interstate 15)	N/A	310 feet	N/A
Max. Lot Coverage	Up to 100%	76%	N/A
Max. Building Height	N/A	301 feet	N/A
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*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.

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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 (Discovery Drive) per Review of Condition (ROC-6467)	One shade tree @ 20 O.C. Maximum (min. 36 box)	Undetermined	Unknown*
North/South street (Grand Central Parkway South of Discovery Drive) per Review of Condition (ROC-6467)	One palm tree @ 30 O.C. Maximum (min, 25 height) 13 Palm Trees	Undetermined	Unknown*
Private Improvements (along Grand Central Parkway and Discovery Drive per Review of Condition (ROC-6467)	Five-foot wide landscape corridor adjacent to the right-of-way improvements	Undetermined	Unknown*
Right-of-Way Improvements	Sidewalk and Amenity Zones (per Graphics 11 & 12, Downtown Centennial Plan	Undetermined	Unknown*

* No landscaping is proposed as a part of the subject application. The table indicates what was presented as a part of the parent Site Development Plan Review (SDR-23606). The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan Parkway Center and two Reviews of Condition (ROC-6466) and (ROC-6467). These applications allowed the landscaping and trail/streetscape work to be done in phases. The landscape plan submitted as a part of Site Development Plan Review (SDR-23606) reflects work to be done as a part of the approval for Phase III. The approved phasing plan pursuant to Review of Condition (ROC-6466) does not call for any landscaping, streetscape, or trail work in conjunction with the proposed development of Phase IV, which is interior to the overall site. The streetscape and landscaping adjacent to the proposed temporary parking lot is existing and indicated on the approved phasing plan for Review of Condition (ROC-6466) to allow required landscaping to be installed in phases where an overall landscaping plan was required. An updated landscape plan is required at each stage of the phasing process to indicate the progress towards meeting the trail requirements and minimum 204, 24-inch box trees required of the overall project. This update has not been submitted as the landscape plan submitted with Site Development Plan Review (SDR-23606) only notes existing and future landscape areas without any detail except for the one area that is proposed to be completed during this phase. A condition of approval with Site Development Plan Review (SDR-23606) required the applicant to show compliance with the various overall approvals for this project with regard to trail and landscape requirements.

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

Parking Requirement - Downtown							
<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>	
Convention Center (Phase I)	1,286,829	1 space/1,000 SF of GFA	1,093	11	At the completion of Phase III 4,477 spaces were required pursuant to Condition five (5) of Site Development Plan Review (SDR-16509). The spaces needed for the existing tent showrooms must be provided until they are removed in favor of the Temporary Parking Lot.		
Convention Center (Phase II)	1,577,731	1 space/1,000 SF of GFA	1,339	14			
Convention Center (Phase III)	1,978,856	1 space/1,000 SF of GFA	1,683	27			
Temporary Facilities (Tents)	349,686	1 space/1,000 SF of GFA					
Convention Center (Phase IV)	1,162,255	1 space/1,000 SF of GFA	1,163	22	1,064		
TOTAL SF	6,353,357		6,356	74	5,341*	93	Y*

* Title 19.060.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan Review. The applicant is providing an additional 1,064 parking spaces as a part of the subject application. The construction of Phase IV will eliminate 200 existing ground level parking spaces, which are currently located on a portion of the subject site.

Waivers		
Request	Requirement	Staff Recommendation
To allow zero percent of the first story façade to align along the front property line	70% of the first story façade shall align along the front property line	Approval

ANALYSIS

The applicant is proposing a Major Amendment to an approved Site Development Plan Review (SDR-23606). The applicant is proposing the following amendments:

Approved Site Development Plan Review (SDR-23606)	Proposed Site Development Plan Review (SDR-29870)
2,495,091 S.F. for Phase IV	1,162,255 S.F. for Phase IV
Waiver of the Downtown Centennial Plan Build-to-Line Standards to allow a 206-foot front setback	Waiver of the Downtown Centennial Plan Build-to-Line Standard to allow a 263-foot front setback
Phase IV Building Height: 275 feet	Phase IV Building Height: 301 feet
Parking Garage: 83 feet tall and 8 floors	Parking Garage: 103 feet tall and 10 floors

- **Site Plan**

The site plan was previously approved as a part of Site Development Plan Review (SDR-23606). The revised site plan reflects the following revisions; a 1,162,255 square-foot building, a new garage elevator tower, and two additional floors on the existing parking garage, which will add 1,064 parking spaces.

- **Waivers**

Site Development Plan Review (SDR-23606) was permitted with a Waiver of the Downtown Centennial Plan Build-to-Line Standard to allow a 206.5-foot setback where 70% of the first story façade shall align with the front property line. The subject Site Development Plan Review is requesting a Waiver to allow a 263-foot setback. Previous Waivers have also been granted at the World Market Center for the following; landscaping along the west perimeter of the site, streetscape treatment standards and phasing, and parking area landscaping for parking lots south of Discovery Drive. The proposed Waiver is appropriate given previous approvals at the World Market site.

- **Landscape Plan**

There are no proposed changes to the landscaping as a part of this application. The landscaping was approved as a part of Site Development Plan (SDR-23606). It should be noted, that a previous condition of approval required conformance to the relevant conditions of previous approvals: Site Development Plan Review [Z-0100-97(3)], Review of Condition (ROC-6466), Review of Condition (ROC-6467), Site Development Plan Review (SDR-6593) and Site Development Plan Review (SDR-16509) for World Market Center Development. The approved landscape plan was conditioned to indicate the required trail along Grand Central Parkway and Discovery Drive.

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- **Elevations/Floor Plan**

The building elevations approved as a part of Site Development Plan Review (SDR-23606) indicated an overall height of 275 feet. The applicant is indicating that the height of the proposed building is at 301 feet. The plans are measured from a surveyors standpoint, which indicates that the building is being measured at 98 feet above sea level. Therefore, 301 feet is the correct height as indicated in the staff report and associated Special Use Permit (SUP-30257). The applicant is also proposing to add two floors to the existing parking garage. The height of the parking garage is proposed to increase from approximately 83 feet to 103 feet. There are no proposed changes to the building materials or the building façade.

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 revisions to Phase IV are compatible with the previous approvals of Phase I, II and III buildings. The building and use are compatible with the Parkway Center District of the Downtown Centennial Plan.

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 revisions to Phase IV are consistent with the General Plan and Title 19 requirements. The project was previously approved with Waivers from the Downtown Centennial Plan Requirements. The Waivers were recommended for approval and are consistent with the goals and objectives of the Downtown Centennial Plan and previous approvals on the subject site.

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

Principal access to the site will be from Grand Central Parkway a (100-foot) Primary Arterial, which has sufficient capacity to accommodate the proposed use. Additional access will be provided from Bonneville Avenue a (125-foot) Parkway Arterial and Discovery Drive a (80-foot) Secondary Collector, which can also accommodate the traffic generated by the proposed development.

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

The building and landscape materials are appropriate for the Parkway Center District of the Downtown Centennial Plan and are consistent with the other approved phases of the World Market Center development.

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 structure is aesthetically compatible with Phase I, II and III of the World Market Center development. The building is also compatible with other development in the Parkway Center District of the Downtown Centennial Plan.

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 City inspections during construction of the building as well as routine business license inspections for tenant commercial spaces.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 33

APPROVALS 0

PROTESTS 0