



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-33019 - APPLICANT: CASINO CENTER MIDRISE, LLC. -
OWNER: MYTHIC MANAGEMENT, LLC

** CONDITIONS **

The Planning Commission (5-0-2/rt/mb vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-33020) shall be required, 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 01/27/09 and color and material elevations date stamped 02/06/09, except as amended by conditions herein: The site plan shall be revised to provide minimum 22-foot wide driveway aisles within the parking structure.
4. Submit a Reversionary Map or other acceptable mapping method which combines APNs 162-03-110-061, 135, and 136 into a single parcel.
5. A Waiver from Downtown Centennial Plan Site Planning Standards is hereby approved, to allow no undergrounding of power lines.
6. [A Waiver from the Downtown Centennial Plan Streetscape Standards to allow a 9.5-foot sidewalk along Casino Center Boulevard where a 10-foot sidewalk is required and to allow alternative plant material to match the existing material as planted along Casino Center Boulevard.](#)
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein: Revise the site plan to indicate a minimum 9.5-foot sidewalk with a minimum five-foot amenity zone adjacent to Casino Center Boulevard.
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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Coordinate with the City Surveyor to determine if a Reversionary Map or other acceptable mapping method is required; comply with the recommendations of the City Surveyor.
20. Dedicate a 10-foot radius on the southwest corner of Colorado Avenue and Casino Center Boulevard prior to the issuance of any permits.
21. Construct all incomplete half-street improvements on Colorado Avenue and Casino Center Boulevard adjacent to this site to meet Downtown Centennial Standards concurrent with development of this site.
22. 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 Standards concurrent with development of this site. 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. Sign and record a Covenant Running with Land agreement for the possible future installation of all underground power lines waived or deferred through this action prior to the issuance of any permits.
24. Coordinate the construction of the extension of oversized public sewer in Casino Center Boulevard from Wyoming Avenue to Colorado Avenue and then west in Colorado Avenue to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
25. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right of way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public alley right of way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
26. Landscape and maintain all unimproved rights-of-way, if any, on Colorado Avenue and Casino Center Boulevard adjacent to this site.

27. Submit an Encroachment Agreement for all landscaping, if any, located in the Colorado Avenue and Casino Center Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
28. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed four-story, 48.5-foot tall Mixed-Use development consisting of 60 residential units and 1,924 square feet of commercial space with Waivers of the Downtown Centennial Plan Streetscape Requirements and to allow no undergrounding of power lines on 0.48 acres at the southwest corner Colorado Avenue and Casino Center Boulevard. In addition to this application, the applicant has submitted a request for a Rezoning (ZON-33021) from R-4 (High Density Residential) to C-2 (General Commercial) on a 0.30 acre portion of the subject site and a Special Use Permit (SUP-33020) for a proposed Mixed-Use development. The applicant is requesting a Waiver of the Downtown Centennial Plan requirements to allow no undergrounding of power lines and a Waiver of the Downtown Centennial Plan requirements to allow a 9.5-foot sidewalk along Casino Center Boulevard where ten feet is required. A condition of approval has been added by Public Works, which mitigates the request to underground the power lines by placing a covenant on the subject site that requires the applicant to sign and record a Covenant Running with Land agreement for the possible future installation of all underground power lines waived or deferred through this action prior to the issuance of any permits.

The applicant meets the overall intent of the Downtown Centennial Plan Streetscape requirements, with the exception of the 9.5-foot sidewalk width along Casino Center Boulevard and exceeds the building design requirements, which helps further the intent of the 18b Las Vegas Arts District, which states that the goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner. The proposed development is consistent with the Downtown Centennial Plan and Title 19 requirements, as conditioned; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/03	A Code Enforcement complaint (#5582) was processed for housing code violations at 1300 South Casino Center Boulevard. The issue was resolved on 10/04/04.
09/14/04	A Code Enforcement complaint (#21641) was processed for an A frame sign and free standing signs at 1300 South Casino Center Boulevard. The issue was resolved on 05/04/05.
07/21/05	A Code Enforcement complaint (#32756) was processed for vagrants at 1310 South Casino Center Boulevard. The issue was resolved on 08/11/06.
12/08/05	A Code Enforcement complaint (#36780) was processed for vagrants at 1310 South Casino Center Boulevard. The issue was resolved on 07/11/06.

08/02/06	The City Council approved a Site Development Plan Review (SDR-12071) for a proposed 34-story Mixed Use development containing 275 residential units and 8,294 square feet of commercial area with a Waiver of the stepback requirement and a Rezoning (ZON-12070) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.48 acres at 1300, 1306 and 1310 South Casino Center Boulevard. The Planning Commission and staff recommended approval. The above-mentioned applications expired on 08/02/07.
08/22/06	A Code Enforcement complaint (#45683) was processed for inadequate wiring and plumbing at 1300 S. Casino Center Boulevard. The issue was resolved on 10/24/06.
05/18/07	A Code Enforcement complaint (#53378) was processed for squatters in unit #4 at 1300 South Casino Center Boulevard. The issue was resolved on 05/23/07.
02/26/09	The Planning Commission recommended approval of companion items ZON-33021 and SUP-33020 concurrently with this application. The Planning Commission voted 5-0-2/rt/mb to recommend APPROVAL (PC Agenda Item #29/dc).
<i>Related Building Permits/Business Licenses</i>	
05/11/82	A Business License (#A07-00270) was issued for an apartment house at 1306 South Casino Center Boulevard. The license was marked out on 07/01/08.
12/10/03	A Business License (#D15-00014) was issued for a draftsman at 1310 South Casino Center Boulevard. The license was marked out on 02/04/08.
07/11/06	A Business License (#S20-00496) was issued for a secondhand dealer class IV at 1310 South Casino Center Boulevard. The license was marked out on 03/01/07.
12/27/07	A Building Permit (#104822) was issued for a demolition permit at 1300 South Casino Center Boulevard. The building permit for the demolition permit was never finalized.
<i>Pre-Application Meeting</i>	
12/31/08	A pre-application meeting was held to discuss the requirements of the subject Site Development Plan Review and the related Rezoning and Special Use Permit.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
01/22/09	A field check was conducted by staff at the subject site. The site is currently vacant and is surrounded by a chain-link fence. An apartment building was once located on the subject site, but has since been demolished. No permits exist for the chain-link fence. Code Enforcement was notified by staff on

	01/27/09.
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Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential) and C-2 (General Commercial)
North	Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
West	Motor Vehicle Sales (Used)	C (Commercial)	C-M (Commercial/Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N*
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (18b Las Vegas Arts District and Downtown South)	X		N**
Live/Work Overlay District	X		Y
Trails (Pedestrian Path)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Redevelopment Plan Area The subject site is located within the boundaries of the Las Vegas Redevelopment Plan Area. The proposed uses are in conformance with the Redevelopment Plan goals and policies that encourage innovative, Mixed Use projects in this area of the City.

* The applicant has requested a Waiver of the Downtown Centennial Plan to allow no undergrounding of power lines and to allow a 9.5-foot sidewalk along Casino Center Boulevard where ten feet is required.

****Downtown Overlay District** - The subject site is located within boundaries of the Downtown Overlay District, consisting of three parcels. The northernmost parcel is located within the 18b Las Vegas Arts District, while the southern two parcels are located within the Downtown South District of the Downtown Centennial Plan. Pursuant to the Downtown Centennial Plan, properties on the south side of Colorado Avenue are within the 18b Las Vegas Arts District; therefore, upon the applicants remapping of the subject property into a singular parcel, as conditioned through this Site Development Plan Review, the entire project will be located within the boundaries of the 18b Las Vegas Arts District.

Live/Work Overlay District The subject site is located within the boundaries of the Live/Work Overlay District. The proposed Mixed-Use development does not contain any associated Live/Work units as a part of the proposed project.

Trails The subject site is located adjacent to a Pedestrian Path. The Pedestrian Path was approved as General Plan Amendment (GPA-12152) by City Council on 05/17/06. The Pedestrian Path is a sidewalk, which connects Charleston Boulevard to Wyoming Avenue. Otherwise, the subject site is required to comply with Downtown Centennial Plan standards for sidewalk, amenity zones, and landscaping requirements.

DEVELOPMENT STANDARDS

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	0.48 ac.	Y
Min. Lot Width	100 feet	140 feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front (Colorado Avenue - North) • Side (Alley - West) • Corner (Casino Center Boulevard East) • Rear (South) 	20 feet 10 feet 15 feet 20 feet	7 Feet 6.25 Feet 0.75 Feet 0 Feet	N* N* N* N*
Max. Lot Coverage	50%	78%	N*
Max. Building Height	N/A	48.5 feet	Y
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.

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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Street (Casino Center Boulevard)	Deglet-Noor Date Palms or similar type palms 25 feet in height and spaced 30 feet on center	Deglet-Noor Date Palms or similar type palms 25 feet in height and spaced 20 feet on center	Y
East/West Street (Colorado Avenue)	Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache shade trees 36-inch box trees at 15 to 20-foot intervals	African Sumac shade trees 36-inch box trees at 20-foot intervals.	Y
Right-of-Way Improvements (Casino Center Boulevard)	Five-foot amenity zone and a 10-foot wide unobstructed sidewalk	Five-foot amenity zone and a 9.5-foot wide unobstructed sidewalk	N*
Right-of-Way Improvements (Colorado Avenue)	Five-foot amenity zone and a 10-foot wide unobstructed sidewalk	Six-foot amenity zone and a 10.5-foot wide unobstructed sidewalk	Y

* The applicant does not comply with the Downtown Centennial Plan streetscape standards. The applicant fails to meet the minimum sidewalk width of 10 feet along Casino Center Boulevard, by providing a 9.5-foot wide sidewalk. A Waiver of this requirement has been requested.

Pursuant to Title 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	
Studio and One Bedroom Units	60 Units	1 space per unit	60				
Guest Parking for Studio/One Bedroom Apartments	60 Units	1 Space/6 Units	10				
General Retail, Other Than Listed	1,924 SF	1 Space/175 SF	10	1			
SubTotal			95	1	36	2	N*
TOTAL			96		38		N*

* The applicant is deficient by a total of 58 parking spaces pursuant to Title 19.10 requirements. 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. As a general example based on previously approved developments within the Downtown Centennial Plan area, parking is typically provided at a ratio of one parking space per residential unit, and three parking spaces for every 1,000 square feet of General Retail use. Using these figures as a baseline of comparison, the applicant should provide 67 parking spaces (60 for the residential units and seven for the General Retail space) for the overall development in order to be in line with other, previously approved developments within the Downtown Centennial Plan area.

Waivers		
Request	Requirement	Staff Recommendation
To allow no undergrounding of power lines	All power lines shall be located underground from the nearest street access to the project site	Approval
To allow a 9.5-foot wide sidewalk along Casino Center Boulevard.	10-foot sidewalk required along Casino Center Boulevard.	Approval

This table has been inserted as a reference, comparing the approved, expired Site Development Plan Review (SDR-12071) with the proposed, current Site Development Plan Review (SDR-33019) on the subject property

Standard	Previously Approved Through SDR-12071	Proposed Through SDR-33019	Deviation
Building Standards			
• Proposed Units			
○ 1 Bedroom	172	60	-65%
○ 2 Bedroom	127	60	-53%
○ 3 Bedroom	42	0	100%
	3	0	100%
• Commercial/Retail Area	7,000 SF	1,924 SF	-73%
• Number of Buildings	1	1	0%
• Building Floors	22	4	-82%
• Building Height	277 Feet	38.5 Feet	-86%
• Building Materials	Painted Stucco and a Solar Bronze Finished Glass Curtain Wall	Painted Corrugated Metal	N/A
Site Layout			
• Parking Spaces	200	38	-81%
• Handicap Parking	8	2	-75%

Centennial Plan Standards			
<ul style="list-style-type: none"> Perimeter Trees Compliance w/ Streetscape Standards 	9	15	40%
	Yes	9.5-Foot Sidewalk Where 10 Feet is Required	N/A
<ul style="list-style-type: none"> Other 	Waiver of the Building Stepback Requirement	None	N/A

ANALYSIS

- Land Use and Zoning**

The subject site is located within the Southeast Sector Plan of the General Plan with a land use designation of MXU (Mixed Use). The MXU (Mixed Use) 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) General Plan land use categories.

The subject site consists of three parcels, which are zoned R-4 (High Density Residential) and C-2 (General Commercial). Two of the subject parcels, which are currently zoned R-4 (High Density Residential) are proposed to be Rezoned to C-2 (General Commercial). An associated Rezoning (ZON-33021) will be heard concurrently with the subject application. The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. The category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as Mixed-Use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) district is also appropriate along commercial corridors. The proposed C-2 (General Commercial) district is consistent with the existing MXU (Mixed Use) General Plan land use designation.

- Site Plan**

The site is located on the southwest corner of Casino Center Boulevard, an 80-foot Secondary Collector as indicated on the Master Plan of Streets and Highways, and Colorado Avenue, an 80-foot Local Street. The overall site consists of three parcels, which total approximately 0.48 acres. Vehicular access is provided via an alley way on the west side of the subject site, which provides ingress and egress to the first floor parking and retail level of the building. Pedestrian access to the site is located on the northeast corner of the site. The overall site consists of three parcels. The proposed building includes 60, one-bedroom residential units and 1,924 square feet of retail space, which is located along Casino Center Boulevard.

Additionally, the applicant provides 38 parking spaces and a centralized bicycle rack/storage area within a single-level parking garage located on the ground floor of the structure. The applicant is deficient by a total of 58 parking spaces pursuant to Title 19.10 requirements. 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. As a general example based on previously approved developments within the Downtown Centennial Plan area, parking is typically provided at a ratio of one parking space per residential unit, and three parking spaces for every 1,000 square feet of General Retail use. Using these figures as a baseline of comparison, the applicant should provide 67 parking spaces (60 for the residential units and seven for the General Retail space) for the overall development in order to be in line with other, previously approved developments within the Downtown Centennial Plan area.

The parking garage layout contains 90-degree parking accessed by a one-way U-shaped drive aisle measuring 18 to 22 feet wide. Pursuant to Title 19.10.010(J)(2)(e), the minimum access aisle for one-way traffic with 90-degree parking is 24 feet. Title 19.10.010(J)(2)(c) allows parking structures to be subject to dimensional adjustments based on utilization. Reductions in design standards for parking structures shall be subject to approval by the Director. The Planning and Development Department has established that 18-foot wide drive aisles are not functional for appropriate internal site circulation, and that the site would function more efficiently with a uniform 22-foot wide drive aisle. A condition has been added requiring the applicant to revise the site plan to provide minimum 22-foot wide driveway aisles within the parking structure.

- **Waivers**

The Downtown Centennial Plan requires that all power lines are located underground from the nearest street access to the project site. The existing power lines are located adjacent to the west side of the subject site in the alley way. The applicant is requesting a Waiver of Downtown Centennial Plan Standards to allow no undergrounding of power lines. The Department of Public Works has added a condition which will require a covenant on the property as it relates to the existing power lines. The applicant has also requested a Waiver of the Downtown Centennial Plan streetscape requirements to allow a 9.5-foot wide sidewalk along Casino Center Boulevard where 10 feet is required. These requirements are discussed in more detail in the section below.

- **Landscape Plan**

The Downtown Centennial Plan requires major north - south streets to be designed with Deglet-Noor Date Palms or similar type palms as the primary landscape element. The trees shall be 25 feet in height and spaced at 30 feet in increments. The applicant is providing eight Deglet-Noor Date Palms at 25 feet in height at 30-foot increments. East west streets are required to be designed with 36-inch box shade trees at 15 to 20 feet intervals. The applicant is providing seven, 36-inch box African Sumac trees spaced at 20-foot intervals.

Additionally, the Downtown Centennial Plan requires a five-foot amenity zone and a 10-foot sidewalk along Casino Center Boulevard and Colorado Avenue. The applicant has provided a six-foot amenity zone and a 10.5-foot sidewalk along Colorado Avenue and a five-foot amenity zone and a 9.5-foot sidewalk along Casino Center Boulevard. The plans submitted by the applicant indicate that the sidewalk width will be 7.5 feet with a seven-foot amenity zone along Casino Center Boulevard. A condition has been added requiring the applicant to submit revised plans which reflect conformance with the Waiver requested. With the exception of this Waiver request, the applicant has complied with requirements of the Downtown Centennial Plan.

- **Elevations/Floor Plans**

The elevations depict a four-story, 48-foot Mixed-Use development. The first floor is indicated at 18 feet. The second and third floors are indicated at a height of 10 feet, while the fourth floor is indicated at 10.5 feet. Vehicular access to the ground floor is accessed via an alleyway off of Colorado Avenue. The ground floor contains 1,924 square feet of retail space and 38 parking spaces, which includes two handicapped parking spaces. A small plaza located adjacent to the northwest corner of the site accesses the elevator lobby for the residential units and provides an entry for the retail space. The top three floors contain 60, one-bedroom residential units, which will be accessed via open grate breezeways which access the elevator and stairwells provided at the northwest and southwest corners of the building. The second floor also has access to a common courtyard, which is accented by landscaping and benches. Additionally, each floor will contain an enclosed laundry room. The typical one-bedroom floor plan indicates that all of the rental units will be an identical 450 square feet in size, containing an open kitchen, living and dining area, semi-private bedroom area, private bathroom and storage closets.

The applicant is proposing to utilize corrugated metals painted three colors including; blue, orange, and green. The use of building colors, mass and scale, and overall building design furthers the goals of the Arts District of the Downtown Centennial Plan, which state that: the goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner.

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 the adjacent C-1 (Limited Commercial) zoned properties to the north and C-2 (General Commercial) zoned properties to the east. The proposed development is consistent with prior approvals on the subject site and in the 18b Las Vegas Arts District within the Downtown Centennial Plan Area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the Downtown Centennial Plan, Title 19 and General Plan requirements. While the applicant has requested a Waiver of the Downtown Centennial Plan requirements to allow no undergrounding of power lines; it has been mitigated by a condition, added by the Department of Public Works, which requires a covenant to be recorded to allow the undergrounding the utilities when all properties within the block develop. Additionally, staff can support the request for a Waiver to allow a 9.5-foot sidewalk adjacent to Casino Center Boulevard as a six-inch deviation is a minimal request in order to accommodate the proposed building.

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

Adequate site access is provided from both Colorado Avenue and Casino Center Boulevard. Casino Center Boulevard is designated as an 80-foot Secondary Collector by the Master Plan of Streets and Highways, while Colorado Avenue is designated as an 80-foot Local Street by the Master Plan of Streets and Highways. The proposed development will not negatively impact adjacent roadways or neighborhood traffic. Additionally, the internal parking areas have been designed with non-functional driveway aisles. A condition has been added requiring the applicant to provide minimum 22-foot wide drive aisles within the parking structure which will permit greater internal site circulation.

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

The building and landscape materials are appropriate for this area of the City. The building materials are also appropriate for the area of the City, which is represented in the use of various colors of painted corrugated metal. The proposed landscaping is also harmonious with the surrounding development as it complies with the Downtown Centennial Plan Streetscape requirements.

- 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 building elevations indicate an aesthetically pleasing and harmonious modern mid-rise development. The use of building colors, mass and scale, and the overall building design furthers the goals of the Arts District, which encourages building designs that contribute to the character and quality of life in an active, aesthetically considered manner.

- 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.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #6 as shown to which the applicant agreed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 139 by City Clerk

APPROVALS 0

PROTESTS 0