

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: APRIL 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ROC-41174	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

ROC-41174 CONDITIONS

Planning

1. Condition 'A' of Site Development Plan Review (SDR-40146) shall be deleted.
2. Condition 3 of Site Development Plan Review (SDR-40146) shall be amended to read, "All development shall be in conformance with the site plan and landscape plan date stamped 11/19/10, and building elevations date stamped 03/14/11, except as amended by conditions herein."

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to delete Condition 'A' of a previously approved Site Development Plan Review (SDR-40146) for the Smith Center/Discovery Children's Museum Parking Garage. The applicant submitted revised elevations on 03/14/11 that depict large medallions and decorative elements on the parking garage where Condition 'A' required mesh screening to the Promenade Place and Clark Avenue side of the garage. On 02/28/11, the Symphony Park Design Review Committee (SP-DRC) approved the revised modifications for the garage.

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) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for a Performing Arts Center, including a 2,100-seat auditorium and an education center with waivers of Union Park streetscape standards, lighting standards, architectural standards and access requirements on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
08/26/10	The Planning Commission approved a request for a Major Amendment (SDR-38854) of a previously approved Site Development Plan Review (SDR-26709) for a proposed 60,000 square-foot Museum (Private) with waivers of Symphony Park screening and architectural design standards on 5.10 acres at the northwest corner of Clark Avenue and City Parkway. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/30/10	The Symphony Park Design Review Committee (SP-DRC) recommended denial of the proposed development for nonconformance with the Symphony Park Design Standards.
01/05/11	The City Council approved a request for a Major Amendment (SDR-40146) to a previously approved Site Development Plan Review (SDR-26709) for a proposed five-level, 335-space parking garage with waivers of the Symphony Park Parking Structure Design Standards, Build-to-Line Standards, required Retail Frontage Standard, and Streetscape Standards on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place. The Planning Commission recommended approval; staff recommended denial.

<i>Most Recent Change of Ownership</i>	
05/11/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/19/09	A building permit (128880) was issued for a 2,100-seat auditorium at 361 Symphony Park Avenue. A final inspection has not been completed.
	A building permit (130976) was issued for the Performing Arts Center Large Hall and Education Center at 575 Symphony Park Avenue. A final inspection has not been completed.
12/23/10	A building permit (172038) was issued for a Museum shell building. A final inspection has not been approved.
01/13/11	Application for a building permit (180089) was submitted for a parking garage at 360 Promenade Place. A permit has not been issued as of yet.

<i>Pre-Application Meeting</i>
A pre-application meeting was not held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.10 (a portion)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Performing Arts Center and Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped (used for construction staging)	MXU (Mixed Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
East	Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	Parking Lot	MXU (Mixed Use)	PD (Planned Development)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District(Symphony Park)	X		N
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 feet)	X		Y
Downtown Casino Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Review of Condition to delete Condition ‘A’ of a previously approved Site Development Plan Review (SDR-40146) for the Smith Center/Discovery Children’s Museum Parking Garage. Condition ‘A’ stated that “mesh screening shall be provided on the Promenade Place and Clark Avenue garage elevations to screen parked vehicles and sloping ramp floors from

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view.” On 03/14/11, revised elevation drawings were received that depict several full length and smaller vertical columns on the outside facade with large metal medallions in front of mesh screening to add decorative elements to the exterior of the parking garage. The elements break up the massing of the garage façade into smaller elements, which is more aesthetically appealing. The proposed changes to the parking garage were approved by the Symphony Park Design Review Committee (SP-DRC) on 02/28/11.

Though the proposed changes do not meet the requirements of Section 3.11.1 of the Symphony Park Design Standards pertaining to the sloping floor of a parking structure, the modifications to the exterior design do enhance the overall appearance of the structure.

FINDINGS

As the proposed decorative elements and modifications to the Smith Center/Discovery Children’s Museum Parking Garage enhance the exterior façade of the structure, staff is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 90

APPROVALS 0

PROTESTS 0