

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 28, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-36936 - APPLICANT: SCHIFF ENTERPRISES - OWNER: ABRAHAM SCHIFF**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/15/09, except as amended by conditions herein.
3. 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).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
10. Submit a Vacation Application to vacate the existing 10 foot public drainage easement along the west side of the proposed site. The Order of Vacation shall record prior to the approval of construction plans for this site or the issuance of a permit, whichever may occur first.
11. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 7,500 square-foot General Retail and Office building at 25 Fremont Street. The development will be constructed on a vacated portion of First Street, just west of the Golden Nugget Casino. The proposed development is located within the Downtown Centennial Plan – Central Casino Core and no additional parking or landscaping is required or proposed. The development is appropriate for the area and will be conducted in a manner that will not harm public welfare; therefore staff recommends approval of this request. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
07/03/02	City Council approved a request for a Special Use Permit (U-0036-02) to allow the sale of packaged liquor for off-sale consumption in conjunction with a 5,200 square-foot gift shop at 25 Fremont Street. Planning Commission and staff recommended approval.
01/22/03	City Council approved a Required Review (RQR-1476) for a Special Use Permit (U-0036-02) which allowed the sale of packaged liquor for off-premise consumption in conjunction with a 5,200 square-foot gift shop at 25 Fremont Street. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
c.1940	Existing building was constructed
<i>Pre-Application Meeting</i>	
12/07/09	The requirements for a Site Development Plan Review were discussed. The site is located within the Downtown Centennial Plan and no additional parking or landscaping is required.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
12/22/09	Staff conducted a field inspection and noted an existing well maintained General Retail store on a portion of the lot; the rest of the lot is well maintained and undeveloped.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	General Retail	C (Commercial)	C-2 (General Commercial)
North	Casino	C (Commercial)	C-2 (General Commercial)
South	Casino	C (Commercial)	C-2 (General Commercial)
East	Casino	C (Commercial)	C-2 (General Commercial)
West	Convenience Store	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District – 200 Feet	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails – Tortoise Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following standards are required for this project:

Standard	Provided	Compliance
Lot Size	10,890 SF	Y
Building Size	7,500 SF	Y
Min. Setbacks • Front • Side (East) • Side (West) • Rear	Zero Feet 5 Feet Zero Feet 11 Feet	Y Y Y Y
Lot Coverage	89%	Y
Building Height	50 Feet	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other than Listed (More than 3,500 SF)	4,600 SF	1:175	27		0	0	
Office, Other than Listed	2,900 SF	1:300	10		0	0	
Subtotal	7,500 SF		35	2			
TOTAL			37		0		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

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ANALYSIS

The site is located on a 0.25 acre parcel at 25 Fremont Street. The applicant is proposing a two-story, 7,500 square-foot General Retail and Office building. The General Retail use will be located on the ground floor, comprising of 4,600 square-feet, and the office space will be located on the second story comprising of 2,900 square-feet. The proposed site complies with all Title 19 requirements. The project is also located within the Las Vegas Downtown Centennial Plan boundary, in the Central Casino Core District. The district is intended to accommodate a variety of commercial, hotel, casino, and mixed-use uses within a dense, urban environment. The project is consistent with the goals and objectives of the Downtown Centennial Plan.

Per Title 19.06.060, properties within the Downtown Centennial Plan are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency standard, landscaping requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section 19.08.060, Chapter 19.10 and Chapter 19.12. The proposed development would typically require 37 parking spaces. Parking for the development is available in three public parking garages all located within a short walking distance. The applicant is not proposing to provide any additional landscaping to the site. The proposal will tie in seamlessly to the surrounding properties, as adjacent parcels along the Fremont Street Experience do not provide landscaping.

The color and material palate for the proposed development includes perforated metal mesh, metallic tile, and stucco painted black. The building elevations depict design and materials that provide an acceptable building appropriate for the Central Casino Core.

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 casinos located to the north, south and east, and the convenience store adjacent to the west of the subject property.

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 C (Commercial) land use designation and Title 19.

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

Site access is provided directly from Fremont Street, designated as an 80-foot Secondary Collector by the Master Plan of Streets and Highways. The site is located within the Fremont Street Experience, with pedestrian access from Fremont Street, and vehicular access from the alley to the south.

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

The proposed building materials will be appropriate for the area and for the city.

5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The submitted elevations show a proposed building that ties in seamlessly to the area. The proposal will create an orderly and aesthetically pleasing contribution to the surrounding area.

6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will not impact the public health, safety or welfare as the development will be subject to City inspections during construction and business operations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 96

APPROVALS 0

PROTESTS 0