



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

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>
SDR-38854	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-38854 CONDITIONS

Planning and Development

1. Conformance to the applicable Conditions of Approval for Site Development Review Plan SDR-16267 and SDR-26709 shall be required, except as modified in this approval.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed structure. 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 07/13/10, except as amended by conditions herein.
4. The following Waivers from the Symphony Park Design Standards are hereby approved as follows:
 - a. A Waiver from Subsection 3.19.3 is hereby approved, to allow parapet heights to be lower than the roof top mechanical equipment.
 - b. A Waiver from Subsection 3.5.2 is hereby approved, to allow 60% vision glazing at the street level of the building of the Promenade Place frontage where 70% is the minimum required.
 - c. A Waiver from Subsection 3.4.2 (illustration) is hereby approved, to allow a 12-foot clearance under the canopy structures where 16 feet is required.

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5. A letter from the Commissioning Agent or LEED-AP on the project shall be submitted to the SP-DRC before issuance of a building permit in accordance with Subsection 1.13 of the Symphony Park Design Standards Manual. This letter is to confirm that the LEED checklist included as part of the Design Development approval is achievable with the submitted construction documents.
6. Construction documents shall be submitted to the SP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the SP-DRC Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas and the Symphony Park Design Standards. A letter of approval from the SP-DRC must be submitted with the building permit application.
7. Prior to the issuance of a building permit for the museum building, the applicant shall obtain approval of a Site Development Plan Review application for an on-site parking facility, or submit a shared parking agreement for review and approval.
8. Approval of this Site Development Plan Review application does not constitute approval of the signage. A detailed master sign package shall be submitted to the SP-DRC for review and approval prior to a building permit in accordance with Subsection 3.16 of the Symphony Park Design Standards Manual.
9. The landscape plan shall be revised to show an additional palm tree along the Promenade Place frontage in conformance with the spacing requirements as depicted in the Symphony Park Schematic Streetscape Design prior to the issuance of a building permit. All streetscape materials including lighting, paving materials, tree grates and similar items shall conform to the specifications listed in the Symphony Park Design Standards Manual.
10. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.

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13. 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.
14. 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.
15. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. 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 building or grading permits or submittal of any construction drawings, 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Major Amendment to a previously approved Site Development Plan Review (SDR-26709) for a proposed 60,000 square foot Museum (Private) with Waivers of the Symphony Park screening and architectural design standards on 5.10 acres at the northwest corner of Clark Avenue and City Parkway.

The proposed museum will replace a small performance hall that had been shown on the previously-approved site plan (SDR-26709). The museum structure as proposed requires three Waivers from the Symphony Park Design Standards; however, staff finds that the proposed development is generally consistent with the goals and objectives of the standards and recommends approval of the amended plan.

ISSUES

- The previously-approved site plan (SDR-26709) will be amended to permit a children's museum in place of the small performance hall originally proposed for the site.
- Three Waivers of the Symphony Park Design Standards are being requested relative to the mechanical equipment screening, percentage of glazing at the pedestrian level of the building, and the height of the entrance canopy over the sidewalk. The Symphony Park Design Review Committee (SP-DRC) has recommended approval of the Waiver requests.
- No parking is being provided in conjunction with the construction of the museum building; the applicant has submitted a letter committing to the construction of a parking structure on a vacant portion of the subject site.
- The SP-DRC has requested minor revisions to the front elevation of the building, so as to be more contextually appropriate with the adjacent Smith Center for the Performing Arts, and to reflect the character of a children's museum.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.

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05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for the Smith Center for the Performing Arts 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.
06/04/10	The SP-DRC recommended approval of the proposed development, subject to conditions. The conditions stipulated by the SP-DRC have been incorporated into the conditions of approval of this site plan.

<i>Most Recent Change of Ownership</i>	
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05/11/09	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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05/19/09	A building permit (#128880) was issued for the construction of the 2,100 seat auditorium, which is currently under construction.
05/19/09	A building permit (#130976) was issued for the Large Hall and the Education Center, which are currently under construction.
05/19/09	A building permit (#128944) was issued for onsite improvements, which are currently under construction.
--	No applicable Business licenses have been issued relative to this development site.

<i>Pre-Application Meeting</i>	
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06/11/10	A pre-application meeting was held with the applicant and the requirements for a Site Development Plan Review application were reviewed with the following items noted: • A letter from the Symphony Park Design Review Board is required for submittal of the application; • A parking letter is required to justify the parking provided for the development.
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<i>Neighborhood Meeting</i>	
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A neighborhood meeting is not required, nor was one held.	
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Field Check	
06/11/10	A field check was conducted; it was noted that construction on the adjacent Smith Center for the Performing Arts and Education Center is underway, and the proposed museum site is currently being used for construction staging.

Details of Application Request	
Site Area	
Net Acres	5.10

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Performing Arts Center and Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	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)

Master Plan Areas	Yes	No	Compliance
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District 175 & 200 Feet	X		Y
Trails		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment	X		Y*
Project of Regional Significance	X		Y*

*A DINA/PRS form was submitted with the master site plan (SDR-16267) for the Symphony Park development.

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DEVELOPMENT STANDARDS

Symphony Park Design Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	5.10 acres	N/A
Min. Setbacks	Not to exceed 10' along frontages	0' – 1'-6"	Y
Max. Lot Coverage	N/A	≈ 60%	Y
Max. Building Height	N/A	69 Feet	Y
Trash Enclosure	Not visible from public rights-of-way	Interior	Y
Mech. Equipment	Screened	Partially screened	N

Symphony Park Schematic Streetscape Design

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Promenade Place	(4) Desert Museum Palo Verde Trees	(4) Desert Museum Palo Verde	Y
	(5) Medjool Date Palm Trees	(4) Medjool Date Palms	N

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	
Museum	57,377 SF	1/300	192		0		N
TOTAL SPACES REQUIRED			192		0		N
TOTAL (With Handicapped)			186	6	0	0	N

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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<i>Waivers of the Symphony Park Design Standards</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Parapet heights to be equal to the height of any roof top mechanical equipment.	For parapet height to be less than the height of any roof top mechanical equipment.	Approval
A minimum of 70% vision glazing at the street level.	To allow a minimum of 60% vision glazing at the street level.	Approval
A minimum 16 foot clearance of canopy structures.	To allow a minimum 12 foot clearance for canopy structures.	Approval

ANALYSIS

The submitted landscape plan depicts four palm trees in the streetscape area along the Promenade Place frontage of the site; the adopted Symphony Park Schematic Streetscape Design Standards shows palm trees on 24-foot centers. One additional palm tree will be required to conform to the spacing distance shown in the adopted streetscape plan. All streetscape materials will be required to conform to the specifications listed in the Symphony Park Design Standards Manual.

No on-site parking is shown on the submitted site plan. The applicant has submitted a letter, indicating that a parking structure is currently in design and is proposed to be constructed abutting the south side of the museum. A preliminary design for a parking structure was submitted to the SP-DRC for Block Plan Review in February 2010; the applicant states that the design will be finalized before the end of the year. While there is a separate agreement for the provision of surface parking for the Smith Center for the Performing Arts per SDR-26709, it is necessary that parking be specifically available for the new museum. A condition of approval has been included to require the development of on-site parking facilities or an approved shared parking agreement for the proposed use.

The applicant has requested the following Waivers from the Symphony Park Design Standards Manual:

- **Mechanical Equipment Screening:** Subsection 3.19.3 of the Symphony Park Design Standards Manual requires that parapet heights be equal to the height of adjacent rooftop equipment. The applicant anticipates that the rooftop mechanical will extend above the parapet by several feet. However, the mechanical equipment is proposed to be located at the rear of the building toward the interior of the site, and line-of-sight drawings submitted to the SP-DRC indicate that the mechanical equipment should not be visible from Promenade Place or West Clark Avenue. As such, the SP-DRC has recommended approval of the Waiver request. Staff concurs with the recommendation of the SP-DRC.

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- **Minimum Street-Level Fenestration:** Subsection 3.5.2 of the Symphony Park Design Standards Manual requires a minimum of 70% vision glazing at the street level of buildings fronting on public streets. The submitted drawings indicate that the street-level glazing will be 60% along the Promenade Place frontage; the SP-DRC recommended approval of the Waiver due to the use of the building and the active uses placed along the front of the building that will assist in activating the sidewalk. Staff also supports the Waiver request.
- **Minimum Awning and Canopy Height:** Section 3.4 of the Symphony Park Design Standards Manual stipulates that the minimum clearance height for awnings and canopies is 16 feet above the finished sidewalk grade. The height of the proposed canopy over the front entrance to the building on the Promenade Place frontage is 12 feet; the SP-DRC recommended approval of the reduced canopy height due to the design and proportions of the façade. Staff supports the recommendation of the SP-DRC, as the structure will provide adequate clearance above the sidewalk.

The SP-DRC has noted that the brick veneer proposed for the front façade of the building is in conformance with the permitted materials specified in the Symphony Park Design Standards Manual, but is not contextually appropriate with the Smith Center materials, and lacks the “playfulness” of a children’s museum. The SP-DRC has asked that the front elevation be revised to reflect the original design submitted to the committee with the Block Plan application.

FINDINGS (SDR-38854)

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 development and development in the area. The proposed museum use will complement the Smith Center for the Performing Arts and help make Symphony Park the new cultural center of the Valley.

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, Title 19, the Downtown Centennial Plan and the Symphony Park Design Standards Manual, and is in substantial conformance with the previously approved Site Development Plan Review (SDR-26709).

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

The site is adequately served by the newly created street grid consisting of West Clark Avenue, City Parkway, Symphony Park Avenue and Promenade Place.

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

As noted, the brick veneer proposed for the façade of the building contrasts with the stone veneer façade of the adjacent Smith Center; however, the landscape materials conform to the Symphony Park standards and are appropriate for the area.

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 design elements are generally similar to the Smith Center for the Performing Arts design elements and are not unsightly, undesirable, or obnoxious in appearance. While the submitted perspective drawing appears somewhat staid for a children's museum, the massing and proportions are aesthetically pleasing, and the detailing and decorative features give character to the elevations.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

NOTICES MAILED

91

APPROVALS

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PROTESTS

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