



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-40772	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-40772 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval of Site Development Plan Review (SDR-35417), except as amended herein.
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 02/08/11, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Section VII.A.1 is hereby approved, to allow 42 percent of the first story façade to align with the front property line where 70 percent is required.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/08/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with the Downtown Centennial Plan, Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Wheel stops shall be provided for spaces that abut a spandrel or shear wall and all handicapped spaces in conformance with Downtown Centennial Plan and Title 19 requirements.
9. 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. Installed landscaping shall not impede visibility of any traffic control device.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all applicable conditions of approval for SDR-35417 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject property is currently undeveloped. A Site Development Plan Review (SDR-35417) was previously approved for a five-story, 675-space, 310,000 square-foot parking garage with ground floor retail uses that would serve the City Hall complex under construction and the developing Symphony Park site to the west. A condition of approval of SDR-35417 requires a separate Site Development Plan Review for approval of revised elevations for the structure. The new proposal contains more parking spaces and is taller than the original structure and contains less floor area for general retail uses. The elevations have been substantially altered to provide decorative screening on the parking levels and space for large-scale signage. The north, south and west elevations will still contain primarily exposed parking. With exception of the retail area, the structure is proposed to be set back from Main Street to avoid conflicts with overhead power lines. Although this will require a waiver of Downtown Centennial Plan standards, the request is warranted and staff recommends approval. The site meets the intent of the remaining Office Core District Standards, is compatible with surrounding development and provides a redevelopment opportunity for the Downtown area. Staff recommends approval with conditions. If denied, a new Site Development Plan Review must be submitted containing an alternative site design.

ISSUES

- The structure will be built to accommodate a 15-foot wide pedestrian walkway on the fourth level that will provide access to Symphony Park to the west of the subject site. A separate review is required for the walkway.
- A Waiver of the Office Core District standard requiring at least 70 percent of the first story façade to be located at the front property line is necessary. Staff can support the requested waiver, as the retail portion of the structure will still be located along the property line.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard. The Planning Commission and staff recommended approval of the request.

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12/10/07	A Code Enforcement case (60486) was processed concerning business conducted on a vacant parcel at 500 South Main Street. Code Enforcement closed the case on 01/10/08.
02/18/09	The City Council approved a General Plan Amendment (GPA-32130) request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements to revise trail alignments. The Planning Commission and staff recommended approval of the request.
04/07/09	A Code Enforcement case (76531) was processed concerning razor wire, storage container, trucks with signage, lighting and parking on a dirt lot at 500 South Main Street. Code Enforcement closed the case on 04/13/09.
04/21/09	A Code Enforcement case (77366) was processed concerning illegal signage at 500 South Main Street. Code Enforcement closed the case on 05/06/09.
10/07/09	The City Council approved a Rezoning (ZON-35382) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 0.36 acres at 500 South Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-35383) from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.56 acres at 400 South Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-35417) for a proposed 310,000 square-foot parking garage with 675 spaces and 4,430 square feet of retail with a Waiver of Downtown Centennial Plan Standards regarding non-compatible exterior walls on 1.95 acres at 400 and 500 South Main Street. The Planning Commission and staff recommended approval.
01/21/10	A Reversionary Parcel Map (PMP-36607) of two parcels on 1.95 acres at 400 and 500 South Main Street was recorded.

<i>Most Recent Change of Ownership</i>	
03/31/09	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
10/09/91	A building permit (#91122341) was issued for a building remodel at 500 South Main Street. A final inspection and certificate of occupancy were approved 01/09/92.
01/08/92	A building permit (#92132230) was issued for the re-roofing of an existing building at 500 South Main Street. A final inspection was approved 01/10/92.
11/10/94	A Business License (M06-00468) was issued for Miscellaneous Sales at 500 South Main Street. The license was marked out of business on 07/04/06.

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11/05/06	A Business License (R05-00517) was issued for a Restaurant-Take Out Only at 500 South Main Street. The license was marked out of business on 04/23/09.
	A Business License (S20-00493) was issued for a Secondhand Dealer (Class 1-A) at 500 South Main Street. The license was marked out of business on 06/10/09.
11/15/06	A business license (S20-00493) was issued for an antiques and collectibles establishment at 500 South Main Street. The license was marked out of business on 06/10/09.
	A business license (R05-00517) was issued for a hot dog cart vendor at 500 South Main Street. The license was marked out of business on 04/23/09.
06/04/09	A business license (D02-00100) was issued for a distressed merchandise sale at 500 South Main Street. The license was marked out of business on 06/10/09.
12/23/09	A building permit (153582) was issued for demolition of the existing building at 500 South Main Street. A final inspection was approved on 05/27/10.

<i>Pre-Application Meeting</i>	
01/06/11	A pre-application meeting was held, in which submittal requirements for a Site Development Plan Review were discussed. Major issues discussed included the following: • The review will be a Major Amendment to the approved Site Development Plan Review for the parking garage, as there is a material change in the elevations that alter the basic design character of the structure, and the placement of the building will require a waiver of the Downtown Centennial Plan. • The possible need for a median island on Main Street; • Staff strongly suggested altering the north, south and west elevations to match the upgraded east elevation.

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

Field Check	
01/26/11	A field check was conducted on the subject site. The site is vacant, clear of weeds, trash and debris, and enclosed by temporary chain link fencing. Tall overhead power lines are located on the sidewalk adjacent to the site.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.89

<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	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Transit Passenger Facility and Parking Lot	C (Commercial)	M (Industrial) and C-M (Commercial/Industrial)
South	Office	C (Commercial)	M (Industrial) and C-M (Commercial/Industrial)
East	Government Facility (under construction)	C (Commercial)	C-2 (General Commercial)
West	Railroad Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		N
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay (Office Core District)	X		N
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails (Tortoise Trail)	X		Y
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

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DEVELOPMENT STANDARDS

Pursuant to SDR-36434, Title 19.06 and the Downtown Centennial Plan, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	82,589 SF	N/A
Min. Lot Width	100 Feet	237 Feet	Y
Trash Enclosure	Screened from ROW	Screened from ROW	Y
Mechanical Equipment	Screened	Screened	Y

<i>Standard</i>	<i>Approved SDR-36434</i>	<i>Proposed</i>	<i>Change</i>	<i>Compliance</i>
Min. Setbacks:				
• Front	0 Feet (100% at front property line)	0 Feet (42% at front property line)	-58%	N
• Side	10 Feet	10 Feet	None	N/A
• Rear	10.75 Feet	10 Feet	-7%	N/A
Max. Lot Coverage	83%	78%	-5%	N/A
Max. Building Height	5 Stories/66 Feet	5 Stories/74 Feet	+8 Feet (12%)	N/A
Parking Spaces Required	26	20	-6 spaces	N/A
Parking Spaces Provided	675	730	+55 spaces (8%)	Y
Perimeter trees:				
• North	7 Trees	10 Trees	+3 Trees	N/A
• South	14 Trees	1 Tree	-13 Trees	N/A
• East	7 Trees	8 Trees	+1 Tree	N/A
• West	11 Trees	1 Tree	-10 Trees	N/A
Total floor area	310,000 SF	323,819 SF	+13,819 SF (4%)	N/A
Gross retail floor area	4,430 SF	4,096 SF	-334 SF (7%)	N/A

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Main Street</i>	Primary Arterial	Master Plan of Streets and Highways	95	N

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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Approved</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	10-foot sidewalk 5-foot amenity zone	10-foot sidewalk 5-foot amenity zone	10-foot sidewalk 5-foot amenity zone	Y
North-South Streets (Minor)	36-inch box shade trees spaced 15-20 feet apart	Canary Island date palm (25-foot BTH) at 30-foot intervals 48-inch box Rio Grande Ash at 30-foot intervals	36-inch Pistache or Palo Verde at max. 20-foot intervals 48" box Chitalpa at 30-foot intervals	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	
Parking Structure	319,723 SF	N/A	N/A				
General Retail	4,096 SF	1 space/ 175 SF GFA	24				
TOTAL SPACES REQUIRED			24		730		Y
Regular and Handicap Spaces Required			23	1	715	15	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.

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
DCP Section VII.A.1 – 70% of the first story façade shall align along the front property line	42%	Approval

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ANALYSIS

The site is located within the Office Core District of the Downtown Overlay District, which is governed by the Downtown Centennial Plan. A multi-use non-equestrian trail was previously planned along the Union Pacific Railroad right-of-way along the west side of the site, while the Tortoise Trail has been approved along Main Street adjacent to the proposed site. The applicant's planned expansion of the existing sidewalk to meet Downtown Centennial Plan right-of-way improvements will fulfill the trail obligation for this site, as the non-equestrian trail alignment will be removed from the Master Plan through a future General Plan Amendment.

Tall overhead electrical lines run along the west side of Main Street adjacent to the site. This precludes the ability to design the full structure at the property line and also to provide tall trees in the amenity zone. A Waiver of the Office Core District 70 percent build-to-line requirement for structures is requested. About 42 percent of the first story façade, consisting of the retail portion and canopy, will abut the front property line, which is a 28 percent deviation from the standard.

Date palms within the amenity zone that were approved in the original submittal (SDR-35417) have been replaced by 36-inch box shade trees in conformance with Office Core Standards; the switch from the palm trees will also avoid interference with the overhead electrical lines. Trees that originally were planned at the rear of the structure have been replaced by shrubs as a result of shifting the building toward the rear of the property. Shrubs are also replacing trees along the south property line to allow for a walkway to the rear of the structure.

The structure will have two entry points along the west side of Main Street. The primary entry point will be at the intersection of Clark Avenue and Main Street, which will be signalized. A secondary entrance will be located south of the proposed retail area. A loading zone and trash pickup area will be located to the rear of the retail area. Circulation through the structure is orderly and logical. Pedestrians will be able to access walkways on all four sides of the building from within the structure.

The elevations have been revised to extend the proposed decorative metal screening elements to the north, south and west sides of the building to provide continuity with the theme established on the east façade. The pattern will be varied in size and location to increase visual interest. This design is an improvement upon the original proposal and has staff support.

Overall, the increase in the number of parking spaces and decrease in the amount of retail space is minor. The design changes proposed will increase pedestrian circulation and allow for future access to Symphony Park to the west. The exterior changes will improve views of the site from all sides and meet the intent of the Downtown Centennial Plan, which requires architectural details to be carried on all sides of the building. In light of these proposed changes, staff recommends approval with conditions.

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FINDINGS (SDR-40772)

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;

With the proposed changes, the proposed parking and retail development is compatible in appearance and use with the existing office use to south, future office use to the east and the existing private parking lot to the north 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 project is consistent with the Downtown Centennial Plan, with the exception that a majority of the building will be set back from the front property line, for which a waiver is requested and supported by staff. The project also conforms to Title 19 zoning requirements where applicable and is consistent with Downtown Redevelopment Area policies.

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

The site has ingress from and egress to Main Street at two locations. Traffic will be controlled by a future traffic signal at the intersection of Main Street and Clark Avenue. With the proposed changes, site access and circulation will not negatively impact adjacent roadways.

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

The proposed building materials are appropriate for the Office Core District and for the City of Las Vegas. The modified landscape materials are consistent with 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 proposed building elevations will provide continuity with the theme established on the east façade, are aesthetically pleasing and will be harmonious and compatible in scale and massing with existing and proposed development in the area.

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

The site will be subject to all applicable codes and inspection, and will therefore not compromise the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 41

APPROVALS 0

PROTESTS 0