



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42260	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-42260 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-16267) shall be required.
2. Revised plans and other materials shall be submitted to and approved by the Symphony Park Design Review Committee (SP-DRC) as required on the SP-DRC action letter dated 07/12/11. Approved plans shall be submitted to the Department of Planning.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 07/07/11 and landscape plan date stamped 07/14/11, except as amended by conditions herein.
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 07/14/11. 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 Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half street improvements adjacent to this site 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 the development of this site.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. 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 grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Comply with all applicable previous conditions of approval for SDR-16267 and all other site related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The undeveloped subject site is located within the Symphony Park Master Plan area. A 2.16-acre private park flanked on the north and south by Symphony Park Avenue is proposed at this location in conformance with the master plan contained within the Symphony Park Design Standards. This review is for the western 0.58 acres only. This development is intended to complement the performing arts center currently under construction to the south and to provide the central civic open space for the Symphony Park area.

The proposed park consists primarily of thematic landscaping with pedestrian paths located along the east, north and south perimeters. No structures other than entry signage and mechanical units are planned. The proposed park is bisected by a one-way pass-through area for buses and other vehicles. No parking is provided onsite.

The proposed development generally conforms to the Symphony Park Design Standards. It has received approval from the Symphony Park Design Review Committee (SP-DRC) with conditions requiring minor revisions and additional review by the SP-DRC. Staff therefore also recommends approval with conditions.

ISSUES

- Additional minor revisions to the plans are required by the SP-DRC as noted in its approval letter dated 07/12/11; final SP-DRC approval of the plans is noted as a condition of approval.

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.

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01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
03/18/09	The City Council approved a Waiver (WVR-32366) of Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations as adopted by Title 13.28 to allow the suffix "Place" on a northeast/southwest street where only allowed for use on northwest/southeast streets in the Union Park development, located at the northeast intersection of Grand Central Parkway and Bonneville Avenue. 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.
05/10/11	The Planning Commission voted to abey a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site to the 06/14/11 Planning Commission meeting at the applicant's request.
06/14/11	The Planning Commission voted to abey a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site to the 07/12/11 Planning Commission meeting at the applicant's request.
07/12/11	The Planning Commission approved a request for a Site Development Plan Review (SDR-41033) for a private park on 1.58 acres east of the subject site. Staff recommended approval.

Most Recent Change of Ownership

10/13/10	A deed was recorded for a change in ownership on APN 139-33-511-009 and 010.
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Related Building Permits/Business Licenses

No building permits or business licenses pertain to the subject site.

Pre-Application Meeting

02/17/11	A pre-application meeting was held with the applicant's representative, where requirements for a Site Development Plan Review for a private park were discussed. During the meeting, it was determined that a variance would be necessary to allow a proposed monument sign to encroach into the required setback area for such signs. This sign was later deemed a development entry sign that met Title 19 requirements and as such, a variance would not be necessary. Other items noted included the following:
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02/17/11	A signed letter of review from the Symphony Park Design Review Committee (SP-DRC) is required at the time of submittal. The SP-DRC has not yet reviewed the proposal and is scheduled to do so in early March. An encroachment agreement may be sought for landscaping in the western portion of the pass-through area in lieu of a petition of vacation.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

03/03/11	A field check was conducted on the site. The proposed park area is being used at this time as a staging area for construction of the approved performing arts center to the south.
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Details of Application Request

Site Area

Net Acres	0.58
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
West	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		Y

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<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		Y
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

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	9,443 SF	N/A
Min. Lot Width	N/A	7 Feet	N/A
Mechanical Equipment	Screened	Screened	Y

Symphony Park Schematic Streetscape Design

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Symphony Park Forecourt	Per Park Design (65% plantings/20% special paving/15% scored concrete)	Medjool Date Palms (22' BTH) 48" box Desert Museum Palo Verde 48" box Rio Grande Ash 48" box Red Push Pistache	Y

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<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>
Grand Central Parkway	Parkway Arterial	Master Plan of Streets and Highways	100	N
Symphony Park Avenue (each direction)	N/A	N/A	23	N/A
Promenade Place	N/A	N/A	34	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Private Park	0.58 acres net/gross	2 spaces per gross acre	2				
TOTAL SPACES REQUIRED			2		0		N
Regular and Handicap Spaces Required			1	1	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. Parking will be made available within nearby surface lots and parking structures.

ANALYSIS

The subject site is located within a PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. No waivers of the Design Standards have been requested. The proposed development has no impact on the site's location within the Gaming Enterprise Overlay District or Downtown Casino Overlay District. The site is located within the Airport Overlay District with a 175-foot height restriction on structures; no buildings are proposed, and all proposed signage and art pieces are in conformance with the requirements of the Overlay District.

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The proposed private park conforms to the requirements of the Downtown Centennial Plan and Symphony Park Design Standards. No parking will be located onsite; instead, parking will be provided in nearby offsite surface lots or in planned parking structures not a part of this review, as permitted by Title 19.10 and the Downtown Centennial Plan. The proposed pass-through and turnaround area, along with Symphony Park Avenue and Promenade Place, will provide adequate circulation through and around the park.

Onsite signage will be subject to approval by the SP-DRC prior to issuance of any sign permits by the City of Las Vegas. The sign type and location indicated by the submitted plans conform to Title 19.08 and Symphony Park Design Standards requirements.

FINDINGS (SDR-42260)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 private park development is an integral part of the master design of the Symphony Park planned area and complements the performing arts center currently under construction to the southeast as a civic open space. This development seamlessly connects to the approved park site to the east, forming the primary open space feature within Symphony Park.

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 park is congruous with Las Vegas 2020 Master Plan Downtown Reurbanization Policy 1.2.2, which mandates that a major civic square, open space or park be developed in the central business/government district core to serve as a focal point for the city and contribute to the identity, functionality and amenity of the Downtown. The park is generally consistent with the goals and requirements of the Symphony Park Design Standards, which provide for an open space network centered around three primary spaces that connect Symphony Park to Downtown Las Vegas.

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

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Access to the perimeter of the proposed park is provided by Grand Central Parkway, Symphony Park Avenue and Promenade Place. Vehicular access to the park interior is not provided.

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

Structural, paving and landscape materials have been conditionally approved by the SP-DRC and are appropriate for the Symphony Park planned development 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;

No buildings are proposed. The landscape design and other aesthetic features create an orderly environment that will be harmonious and compatible with existing and future development within Symphony Park.

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

Development is subject to permits and inspection, thereby ensuring the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 90

APPROVALS 0

PROTESTS 0