

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-42987	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ******SDR-42987 CONDITIONS****Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/11, except as amended by conditions herein.
3. All proposed signage depicted on the site plan shall comply with the requirements of Title 19.08 and be approved through separate building permits. No signage shall be approved as part of this Site Development Plan Review.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

7. Remove all substandard sidewalk improvements, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Standards 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 development of this site.
8. 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.
9. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is to convert an existing bus transportation facility located at 300 North Casino Center Boulevard into a General Retail Store, with an outdoor plaza area for additional activities, including, but not limited to, vending, events and food trucks. The existing site is to remain in its current configuration, with areas set aside for the outdoor activities to occur. This adaptive re-use of the site is anticipated to fill the void between the vacancy created when the new transportation terminal opened at Bonneville Avenue and Casino Center Boulevard, and future redevelopment of the site. The re-use of the site supports Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states “That the City encourage street vendors as a means of improving the pedestrian environment,” and also supports the Downtown Centennial Plan’s Urban Design Goals and Objectives for the Pedestrian Environment to “encourage a network of arcades throughout downtown.” Staff is recommending approval with conditions.

ISSUES

- Currently, NRS requires that food trucks remain mobile, with a maximum stay at any one location limited to 30 minutes, unless otherwise approved through a Special Event Permit.
- Additional inspections may be required to ensure the welfare, health and safety of the general public. These inspections, including but not limited to tent inspections by the Department of Fire and Rescue, shall be conducted as required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/12/85	The Planning Commission approved a request for a Civic Review (CV-0002-85) of property generally located at Mesquite Avenue and Casino Center Boulevard, for the purpose of establishing a Downtown Transportation Center. Staff recommended approval.
09/25/97	Planning staff administratively approved a Site Development Plan Review (SD -0016-97) for a proposed building and parking expansion to the existing 9,700 square-foot Transit Passenger Facility located at 300 North Casino Center Boulevard.
03/07/07	A Code Enforcement case (51068) was processed for trash and debris at 300 North Casino Center Boulevard. The case was resolved 03/12/07.

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08/02/07	A Code Enforcement case (56367) was processed for pigeon droppings at 300 North Casino Center Boulevard. The case was resolved 08/16/07.
11/17/10	The City Council approved a General Plan Amendment (GPA-39192) from PF (Public Facilities) to MXU (Mixed Use) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
11/17/10	The City Council approved a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
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07/01/1947	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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c. 1987	A Transit Passenger Facility (Downtown Transportation Center) was constructed at 300 North Casino Center Boulevard.
11/12/98	A building permit (98022323) was issued for a remodel of the Transit Passenger Facility located at 300 North Casino Center Boulevard. A final inspection was approved on 09/10/99.

<i>Pre-Application Meeting</i>	
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08/18/11	A pre-application meeting was held with the applicant, where submittal requirements for a Site Development Plan Review for changes to the existing site were discussed. The applicant was informed that a parking analysis would be necessary and justification would be required for any parking deficiency. The applicant described what types of uses would be proposed.
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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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<i>Field Check</i>	
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09/29/11	A field check was conducted on the site. The site is clean and free of debris. Crash barriers have been set up to block access to two areas of the site.
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<i>Details of Application Request</i>	
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<i>Site Area</i>	
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Net Acres	2.83
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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	Transit Passenger Facility (vacant)	MXU (Mixed Use)	C-2 (General Commercial)
North	I-515/U.S. 95 right-of-way	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Hotel parking garage	C (Commercial)	C-2 (General Commercial)
	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
	Government Facility	MXU (Mixed Use)	C-2 (General Commercial)
West	Hotel surface parking lot	C (Commercial)	C-2 (General Commercial)

<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			
Downtown Centennial Plan Overlay District (Downtown Gateway District)	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails	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

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 Store, Other Than Listed (≥3500 SF)	11,981 SF	1 space/175 SF GFA	69				
Restrooms	1,650 SF	N/A	0				
	13,631 SF						
TOTAL SPACES REQUIRED			69		28		N
Regular and Handicap Spaces Required			66	3	24	4	N
Loading Spaces	11,981 SF	10,000-29,999 SF	2	N/A	1	N/A	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of Title 19 parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The subject site was used as the downtown bus terminal until recently, when it moved to a site at Bonneville Avenue and Casino Center Boulevard. Since then, the site has remained vacant. This proposal would convert the facility into a General Retail Store with a plaza area for outdoor vending, including a farmer's market and space for mobile food trucks.

The subject site was approved for and developed as a bus terminal, and all site amenities, including parking areas, landscaping and structures, are already present on the site. No new facilities or landscaping are proposed at this time. The intent is to adaptively reuse the site in its current configuration pending future redevelopment of the site. No Waivers or Exceptions are required for the re-use.

Parking is to be accommodated on-site with 28 spaces, with approximately 152 spaces available in publicly owned parking lots located to the north in public rights-of-way immediately adjacent to the site. The parking available is more than adequate for the proposed use. Due to the size of the existing building, the site requires two loading spaces. However, the proposed mobile vending area is more than adequate to supplement the loading needs of the site, and Title 19 loading standards are not automatically applied within the Downtown Gateway District of the Downtown Centennial Plan.

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The proposed re-use of the existing bus terminal as a General Retail Store with a plaza area for outdoor activity is consistent with Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states “That the City encourage street vendors as a means of improving the pedestrian environment,” and also supports the Downtown Centennial Plan’s Urban Design Goals and Objectives for the Pedestrian Environment to “encourage a network of arcades throughout downtown.” Staff is recommending approval of the request.

FINDINGS (SDR-42987)

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 development is compatible with adjacent development and development in the area, as previously approved.

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 goals and policies of the 2020 Master Plan and the Downtown Centennial Plan.

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

Site access and circulation are adequate for the proposed activity, and will not negatively impact the adjacent roadways or traffic.

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

The existing building and landscape materials, as previously approved, are appropriate for the area and 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;

No new facilities are proposed. Existing facilities, as previously approved, create an aesthetically pleasing environment and are compatible with development in the area.

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

Building permits will be required for any tenant improvements needed, and inspections will be conducted as needed to ensure the public health, safety and general welfare is secure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 114

APPROVALS 0

PROTESTS 0