



## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS

### \*\* STAFF RECOMMENDATION(S) \*\*

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-43975	Staff recommends APPROVAL, subject to conditions:	

### \*\* CONDITIONS \*\*

## SDR-43975 CONDITIONS

### Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-41606), Vacation (VAC-41661) and Site Development Plan Review (SDR-41601) shall be required, if approved except as modified herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/23/11, except as amended by conditions herein.
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.

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- 6.A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
7. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Provide an abandonment plan acceptable to the Sanitary Sewer Section of the Department of Public Works for the existing 8-inch sanitary sewer, which the proposed building will be built over, prior to the approval of construction drawings for this site. Connect to the public sewer in Clark Avenue concurrent with on-site development activities.
10. An update to the previously approved Traffic Impact Analysis 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, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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 is a request to add five stories to a previously approved five-story office building and to add three levels to a previously approved five-level parking garage at the southeast corner of Las Vegas Boulevard and Clark Avenue. The project is being privately developed to be leased to the Federal Government. The footprint of the building, landscape and aesthetics of the project will remain the same. The only changes proposed are to the height of the building and parking garage. All ingress and egress locations will remain the same. The previously approved waivers will remain.

The project conforms to the Downtown Centennial Plan and the Las Vegas Redevelopment Plan; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b>	
11/02/56	The City Council approved Rezoning (Z-0008-56) from R-1 (Single Family Residential) and R-3 (Medium Density Residential) to P-1 (Parking District) on .39 acres on the southwest corner of Clark Avenue and Sixth Street as part of a larger request. The Planning Commission and staff recommended approval.
08/03/11	The City Council approved Rezoning (ZON-41606), Vacation (VAC-41661) and Site Development Plan Review (SDR-41601) with three Waivers of the Downtown Centennial Plan for a five-story office building with an attached five-level parking garage on the southeast corner of Las Vegas Boulevard and Clark Avenue. The Planning Commission and staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
08/18/93	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses on file for these parcels.	

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<b><i>Pre-Application Meeting</i></b>	
11/15/11	Staff met with the applicants and reviewed the requirements for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601). All conditions of approval for ZON-41606, VAC-41661 and SDR-41601 would remain. A public hearing is required since there is more than a 10% expansion of the square footage of the building.

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

<b><i>Field Check</i></b>	
12/01/11	Staff visited the site and found a clean vacant parking lot that was surrounded by a six-foot tall chain-link fence. The alley had been vacated and was closed.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.92

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Government Facility	PF (Public Facilities)	C-V (Civic)
South	Office	C (Commercial)	C-1 (Limited Commercial)
	Vacant		C-2 (General Commercial)
East	Office	C (Commercial)	P-R (Professional Office and Parking)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Master Plan Area</b>			
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
Downtown Centennial Plan (Office Core Overlay District)	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	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

#### DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	70% at 0 Feet	20 Feet	Y
• Side	0 Feet	26 Feet	Y
• Corner	70% at 0 Feet	20 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Building Height	No Limit	Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Enclosed	Y
Mech. Equipment	Screened	Screened	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	85	Y
Clark Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Sixth Street	N/A	N/A	80	N/A

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<b>Parking Requirement - Downtown</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	131,228 SF	1:300 SF	438				
<b>TOTAL SPACES REQUIRED</b>			438		273		Y*
<b>Regular and Handicap Spaces Required</b>			429	9	266	7	Y
Loading Spaces	131,228 SF	3 for first 50,000 SF plus 1:50,000 SF additional	5		1		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.

## ANALYSIS

This project was recently approved as a five-story office building with an attached five-level parking garage at the southeast corner of Las Vegas Boulevard and Clark Avenue. The building is being built by the private sector and will then be leased to the Federal Government. Since the original approval, the Federal Government has requested additional building area. The original design anticipated future growth and was structurally engineered for additional floors to be added. As a result, the original building footprint, setbacks and aesthetics will not change. The building will have the exact same elevations as previously approved with the exception of five additional floors. The ingress and egress to the project will remain the same. All previous conditions of approval will apply.

This project will enhance downtown and adheres to the General Plan and the Las Vegas Redevelopment Plan goals and objectives. The design also meets the Downtown Centennial Plan standards as previously approved. For these reasons, staff recommends approval.

## FINDINGS (SDR-43975)

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 office building and parking garage are compatible with the development in the area.  
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YK
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**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 General Plan and the Downtown Centennial Plan Standards.

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

The project is located downtown where a fully developed grid traffic pattern has been established. The adjacent streets of Las Vegas Boulevard, Clark Avenue and Sixth Streets are capable of handling the traffic generated by this project.

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

The building and landscape materials are appropriate for the downtown 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;**

This project is aesthetically harmonious and compatible with adjacent developments.

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

The development will be subject to requirements of the International Building Code and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 35

**NOTICES MAILED** 187

**APPROVALS** 1

**PROTESTS** 1