



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20502 - APPLICANT/OWNER: LIVEWORK, LLC

** CONDITIONS **

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20507), Special Use Permit (SUP-20519), and Vacation (VAC-20522) shall be required.
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, date stamped 04/06/07, and the landscape plan and building elevations, date stamped 03/13/07, except as amended by conditions herein.
4. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: add two palm trees to the south of the South 4th Street entry drive to bring the number and maximum distance into compliance with the Downtown Centennial plan. Further, tabulate all tree heights along with the quantities and sizes.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. 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.
11. 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.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Casino Center/3rd Street Realignment Project, Casino Center Bus Rapid Transit Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Submit a Petition of Vacation for all right-of-way and public access and/or utility easements in conflict with this site plan. The Order of Vacation must record prior to recordation of a Final Map for this site.

17. Prior to the submittal of a Tentative Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site and new public sewer easements granted as necessary. Sewer service to existing downstream parcels shall be maintained during relocation.
18. Landscape and maintain all unimproved rights-of-way, if any, on 3rd Street, 4th Street and Charleston Boulevard adjacent to this site. All private improvements and landscaping 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the 3rd Street, 4th Street and Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public rightofway adjacent to this site.
21. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from 3rd and 4th Streets.
22. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20507 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 12-story mixed-use development that includes 58,000 square foot of commercial space and 1,100 residential condominium units on 2.67 acres at southwest corner of West Charleston Boulevard and South 4th Street. This site is part of a larger project that includes a 120-foot high, 1,500 space automated parking structure with 12,000 square feet of ground level commercial space located at the northeast corner of South Casino Center Boulevard and Coolidge Avenue.

The applicant indicates that the unique parking arrangement of the proposed mixed-use development will help generate the urban walking lifestyle that is called for in this area. It is the applicants belief that the pedestrian traffic to and from the off-site parking structure, for those who choose to have a car, will help the ground level commercial spaces thrive in both locations. Further, the applicant has taken in to account that there are additional transit option coming for the 3rd Street/Casino Center corridor that potential residents will take advantage of for trips outside the downtown area. The proposed development and potential uses are appropriate for the proposed C-1 (Limited Commercial) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/95	The City Council Approved a Rezoning (Z-0037-94) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission recommended approval.
12/20/95	The City Council Approved a Rezoning (Z-0093-95) from R-4 (Apartment Residence) to C-1 (Limited Commercial) on a portion of the subject site. The Planning Commission recommended approval.
04/03/96	The City Council granted the appeal of a Board of Zoning Adjustment denial thereby approving a Special Use Permit (U-0008-96) for a 14 foot by 24 foot OffPremise Advertising (Billboard) Sign on the subject property.
10/01/03	The City Council Approved a Site Development Plan Review (SDR-2784) 12,103 square foot office building on a portion of 2.18 acres adjacent to the southwest corner of Charleston Boulevard and Fourth Street. The Planning Commission and staff recommended approval.
04/26/07	The Planning Commission recommended approval of companion items ZON-20507, SUP-20519, SDR-20492 and VAC-20522 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #58/rts).

<i>Related Building Permits/Business Licenses</i>	
06/01/86	A business license for a Q13 (Law Firm or Law Office Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00709) was re-issued due to a change of location on 06/25/98 with no apparent Planning and Development review.
10/02/91	A business license for an I04 (Insurance Agent Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-03034) was issued by Business Services on 11/08/91 and was re-issued due to a license re-classification on 02/27/04 with no apparent Planning and Development review.
02/11/94	A business license for a Q13 (Law Firm or Law Office Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00719) was issued by Business Services on 02/28/94 and was re-issued due to a change of location on 02/22/96 with no apparent Planning and Development review.
03/23/95	A business license for an I04 (Insurance Agent Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-03035) was issued by Business Services on 04/21/95 with no apparent Planning and Development review.
05/25/95	A business license for an I04 (Insurance Agent Any individual, firm, or corporation appointed by an insurer to solicit applications for insurance, annuity contracts or to negotiate for such contracts on behalf of the insurer) category license was processed in by the Department of Finance and Business Services. This license (I04-02273) was issued by Business Services on 06/02/95 with no apparent Planning and Development review.
08/12/96	A business license for a M01 (Maintenance Services: Janitorial Janitorial, cleaning, or maintenance services. Includes carpet cleaning and swimming pool/spa maintenance, but does not include contracting, lawn and landscape maintenance, construction cleanup, or tree trimming) category license was processed in by the Department of Finance and Business Services. This license (M01-05281) was issued by Business Services on 08/16/96 with no apparent Planning and Development review.

01/15/97	A business license for a T07 (Travel & Ticket Agency Any person in the business of purchasing and reserving hotel accommodations, transportation, show tickets, entertainment or other vacation incidentals for tourists or other persons) category license was processed in by the Department of Finance and Business Services. This license (T07-00541) was originally issued by Business Services on 02/04/97 and was re-issued due to a change of location on 09/25/98 with no apparent Planning and Development review.
12/19/97	A business license for a J01 (Jewelry Sales and Repairs A business which sells new jewelry or repairs jewelry) category license was processed in by the Department of Finance and Business Services. This license (J01-01000) was re-issued due to a change of location on 03/03/04, with Planning and Development Department recording approval.
03/01/00	A business license for a M18 (Management or Marketing Service Any person or firm that conducts budgeting, marketing or management counseling or consulting services for another) category license was processed in by the Department of Finance and Business Services. This license (M18-01877) was issued by Business Services on 03/15/00 with no apparent Planning and Development review. A cease and desist order was issued on this license on 04/16/07.
02/23/01	A business license for a T-12 (Answering Message Service Any person who provides services such as telephone answering, forwarding, message taking, paging or voice mail services) category license was processed in by the Department of Finance and Business Services. This license (T12-00022) was issued by Business Services on 03/13/01 with no apparent Planning and Development review.
12/19/01	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00489) was issued by Business Services on 01/08/02 with no apparent Planning and Development review.
03/26/02	A business license for a F02 (Finance Company Any person other than a bank, mortgage company, savings and loan, credit union, trust company or pawnbroker, who is licensed or required to be licensed under NRS 675 in order to lend money to others for profit or to hold himself out to the public) category license was processed in by the Department of Finance and Business Services. This license (F02-00267) was issued by Business Services on 05/30/02 with no apparent Planning and Development review.
05/22/03	A business license for an A23 (Bookkeeper Any business or person, other than a certified public accountant or public accountant, engaged in providing the service of recording the accounts, transactions or preparation of tax returns on behalf of another business or person) category license was processed in by the Department of Finance and Business Services. This license (A23-01994) was issued by Business Services on 06/06/03 with no apparent Planning and Development review.

06/13/03	A business license for a M21 (Merchandise Broker Any person who acts as an agent for others in negotiating contracts, purchases, the sale of goods, wares or services and who does not take possession of the merchandise) category license was processed in by the Department of Finance and Business Services. This license (M21-00682) was issued by Business Services on 06/25/03 with no apparent Planning and Development review.
01/05/05	A business license for a F11 (Specialty Food Store For retail stores selling specialty foods such as See's Candy, Hickory Farms, and ethnic food stores such as oriental markets, etc.) category license was processed in by the Department of Finance and Business Services. This license (F11-00113) was originally issued by Business Services on 01/25/05 and was re-issued due to a change of location on 08/14/06, with Planning and Development Department recording approval on 08/09/06.
04/18/05	A business license for a B20 (Business Support Service Any business that performs for one or more other businesses a service that is performed internally to a business including billing, mailing, printing, customer service evaluations, process claims/paperwork) category license was processed in by the Department of Finance and Business Services. This license (B20-00916) was issued by Business Services on 06/10/05 with no apparent Planning and Development review. This license has been marked out of business as of 03/29/07.
08/12/05	A business license for a Q13 (Law Firm or Law Office Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00290) was issued by Business Services on 09/02/05 with no apparent Planning and Development review.
09/19/05	A business license for a P27 (Personal Services Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00309) was issued by Business Services on 10/05/05, with Planning and Development Department recording approval on 09/21/05. This license has been marked expired as of 02/26/07.
08/25/06	A business license for a P27 (Personal Services Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00381) was issued by Business Services on 09/15/06, with Planning and Development Department recording approval on 09/08/06.

08/25/06	A business license for a Q20 (Interpreter/Translator Interpreter/Translator Firm comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q20-00056) was issued by Business Services on 09/15/06, with Planning and Development Department recording approval on 09/08/06.
10/23/06	A business license for a Q13 (Law Firm or Law Office Law Firm or Law Office comprised of one or more professionals created for the purpose of practicing the profession for which a license, certificate, registration, permit or similar type of authorization is issued by a regulatory body as defined in NRS title 54, chapter 622 or regulated pursuant to the Nevada Supreme Court Rules, for any type of compensation) category license was processed in by the Department of Finance and Business Services. This license (Q13-00972) was issued by Business Services on 11/15/06, with Planning and Development Department recording approval on 10/25/06.
02/10/07	A business license for a J01 (Jewelry Sales and Repairs A business which sells new jewelry or repairs jewelry) category license was processed in by the Department of Finance and Business Services. This license (J01-01968) was issued by Business Services on 03/14/07 with no apparent Planning and Development review.
<i>Pre-Application Meeting</i>	
03/01/07	A pre-application meeting was held and elements of this application were discussed. Requirements for the Arts District of the Downtown Centennial Plan were discussed, including the proposed parking alternative. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
03/22/07	The Department of Planning and Development conducted a site visit that found that this was a developed site that encompassed multiple existing buildings. It was also noted that there is an off-premise (billboard) sign on the site that would also be removed to make way for this project. It was noted that the alley that this project requests to vacate appears to be the only vehicular entrance to the residential property to the south of the alleyway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
			P-R (Professional Office and Parking)
North	Service Station (without Automotive Repair)	C (Commercial)	C-2 (General Commercial)
	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Service Station (without Automotive Repair)	C (Commercial)	C-2 (General Commercial)
	Mini-Storage Facility	C (Commercial)	C-2 (General Commercial)
	Hotel, Motel or Hotel Suites	C (Commercial)	C-1 (Limited Commercial)
West	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
			R-4 (High Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

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

Standard	Provided	Compliance
Min. Lot Size	116,305 SF	Y
Min. Setbacks		
• Front (3 rd Street)	0 Feet	Y
• Side	5.8 Feet	Y
• Corner (Charleston Boulevard)	5.5 Feet	Y
• Rear (4 th Street)	0 Feet	Y
Max. Lot Coverage	70%	Y
Max. Building Height	160 (12-Stories)	Y
Mech. Equipment	Screened	Y

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements.

Pursuant to the Downtown Centennial Plan, the following residential adjacency standards apply to the subject proposal:*

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	480 Feet	5.8 Feet	Y*
Adjacent development matching setback	20 Feet	5.8 Feet	Y*

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Title 19.08.060 (Residential Adjacency Standards).

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces (located in islands and/or at the perimeter)	4 Trees	>4 Trees	Y
TOTAL			52 Trees for On-site 40 Trees for Streetscape	Y
Min. Zone Width	n/a		0-20 Feet	Y
Landscape Area Required	10 SF./Parking Space 2,200 SF Total		>2,200 SF	Y
Wall Height	n/a		6 Feet @ Interior P L	Y

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

Streetscape Standards	Required	Provided	Compliance
East/West Street (Charleston Boulevard)	1 Shade Tree @ 15-20 O.C. Maximum (min. 24 box) 17 Shade Trees	24 Shade Trees (36 box)	Y
North/South Street (4 th Street)	1 Palm Tree @ 30 O.C. Maximum (min. 25 height) 13 Palm Trees	11 Palm Trees (36 box; no height listed)	N*
North/South Street (3 rd Street)	1 Palm Tree @ 30 O.C. Maximum (min. 25 height) 5 Palm Trees	5 Palm Trees (36 box; no height listed)	Y
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Y

* The trees planted north of the entry drive met the spacing requirements. Those to the south of the drive do not. A condition of approval has been added to this review to add two palm trees to the south of the 4th Street entry drive to bring the number and maximum distance into compliance with the plan. Further, the revised technical landscape plan is required to have tabulated all tree heights along with the quantities and sizes.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:*

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, Other Than Listed	58,000 SF GFA	1 / 250 SF	225 Spaces	7 Spaces	0 Spaces		Y**
Multi-Family Residential	Studio & 1 Bedroom Units: 880	1.25 spaces / Unit	1,079 Spaces	21 Spaces	0 Spaces		Y**
	2 Bedroom Units: 220	1.75 spaces / Unit	377 Spaces	8 Spaces	0 Spaces		Y**
	Total Units: 1,100	1 Guest Space / 6 Units	178 Spaces	6 Spaces	0 Spaces		Y**
Sub-total			1,859 Spaces	84 Spaces	0 Spaces	22 Spaces	Y**

TOTAL (including handicap)			1,943 Spaces	22 Spaces	Y**
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* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

** It is the intention of the applicant to provide parking at the proposed 1,500 space automated parking structure located two blocks north at South Casino Center Boulevard and Coolidge Avenue. This portion of the overall project proposal is being heard as a companion Site Development Plan Review (SDR-20492).

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a C (Commercial) land use designation. The C (Commercial) designation allows uses comparable to the following land use categories: O (Office), SC (Service Commercial), and GC (General Commercial). The proposed uses are in compliance with the land use designation.

There is a Rezoning (ZON-20507) proposed to change the zoning of the subject site where one of the parcels comprising the development is zoned C-1 (Limited Commercial) and the remaining parcel is zoned P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial). The existing and proposed uses established at this location are permissible in a C-1 (Limited Commercial) zoning district which is compatible with the C (Commercial) General Plan designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the C (Commercial) designation.

This site is with in the Live/Work Overlay district. The mixed-use nature of the proposed development will offer employment and housing options on-site; however, the project does not include any live/work units as outlined in Title 19.06.130.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the 18b The Las Vegas Arts District. This district, which is within the bounds of the Downtown South district, is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment with its own unique design standards. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site encompasses two parcels with a proposed building built across the lot lines. As it is the stated intention of the applicant to create a mixed-use subdivision, there will need to be a tentative map review and final map technical review prior to any building permits being issued.

- Site Plan

The site plan is in compliance with the standards of the proposed C-1 (Limited Commercial) zoning district and the Downtown Centennial Plans 18b The Las Vegas Arts District standards. This location will service as the primary site for a multi-site project that includes this mixed-use development and a parking structure on the secondary location.

The site is located on the south side of East Charleston Boulevard between South 3rd Street and South 4th Street. This site consists of two developed parcels of land at the within the city's Downtown South district.

The site plan illustrates a single mixed-use building that is intended to be built to the property lines adjacent to the East Charleston and South 4th Street right-of-ways. Just south intersection of these two major streets there is a pedestrian plaza indicated that will provide a public space accessible from the ground level commercial activities. There is a proposed interior open space with bench seating at the designated pick-up/drop-off lane. The plan calls for only handicap accessible parking to be provided on-site. All other parking will be at the off-site, 1,500 space automated parking structure located two blocks north at South Casino Center Boulevard and Coolidge Avenue. There are also loading spaces identified that will be able to handle large deliveries.

- Landscape Plan

The landscape plan reflects landscaping will be provided within the proposed pedestrian plaza located just south of the southwest corner of the East Charleston Boulevard and South 4th Street. Further, landscaping is being provided within the community open space that is interior to the developments building envelope. The proposed mixed-use development has no perimeter landscape buffer at the sites north, east, and west sides where adjacent to the public right-of-ways due to the zero setbacks. At the interior lot lines on the south and a portion of the west there is perimeter landscaping within the proposed setback areas. The perimeter landscape buffers are depicted as having multiple tree species that meet or exceed the size standard of a minimum 24-inch box. The trees are planted in various groupings averaging approximately every 20 feet on center inside the available perimeter buffer area.

The streetscape requirements for 18b The Las Vegas Arts District require 13 palm trees to be planted within the South 4th Street amenity zone. The landscape plan submitted shows 11 palm trees where those north of the entry drive are properly spaced at a maximum of 35 feet on center and those south of the drive are at a greater than allowed separation. A condition of approval has been added that the required technical landscape plan be revised to add two palm trees to the south of the South 4th Street entry drive. This will bring the number and maximum distance of these trees into compliance with the plan. Further, the condition requires that the revised plan include in the legend tabulation the heights of all trees to be planted within the streetscape amenity zone and that they must be in compliance with the plan standards for this district. The limited parking lot landscaping required is planted in the open space area and along a portion of the interior pedestrian pathway.

- Elevations/Floor Plan

The elevations depict a 12-story high-rise mixed-use development with ground level commercial spaces with residential spaces above. The elevation depicts recessed balcony to help breakup the solid massing of the buildings above ground façade. A band of sandstone veneer will visually separate the commercial portion of the building from the residential. Materials used include tinted glass railings, preformed exterior cementations panels, sandstone veneer, and aluminum storefront. No stepbacks are provided.

The floor plans show that there will be a mix of studio, one, and two bedroom residential units in the building. The residential community pool and activities area will be on a second floor deck that will be to the rear of the building overlooking the community open space. The units range from an approximate 489 square feet in the studio units to 967 square feet of living area in the standard two bedroom units. The building will offer, on the 12th Floor, a limited number of one and two bedroom units that have a mezzanine level with roof top terraces.

The site development plan review has been submitted in conjunction with a proposed Rezoning (ZON-20507) to consolidate the sites existing P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) zoning designations to just C-1 (Limited Commercial); Vacation (VAC-20522) to vacate a public right-of-way and access easement; Special Use Permit (SUP-20429) to allow a mixed-use development with residential uses in a proposed C-1 (Limited Commercial) zoning district; and Site Development Plan Review (SDR-20492) to site an off-site, 120-foot high, 1,500 space automated parking structure with 12,000 square feet of ground level commercial space.

The proposed site development plan review is in conformance with the sites general plan designation and is appropriate for the proposed zoning district. The proposed mixed-use development meets the standards and objectives of The Downtown Centennial Plan and the request is compatible with the existing commercial and residential developments in the area, staff is in support of this site development plan review request.

FINDINGS

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 building will be compatible with existing and proposed development in the immediate area.

- 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 development will be consistent with all code requirements.

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

The South 4th Street will be the principal vehicular access point for the development, with egress to South 3rd Street to the west. The site also abuts West Charleston Boulevard, which will most likely be used by pedestrians patronizing the ground-floor commercial businesses. The site has excellent access to public transportation, which will assist in reducing the number of vehicle trips generated by the development.

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

The proposed structure and landscape materials are appropriate for the area. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

- 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 will continue to offer commercial opportunities as well as offer an urban residential housing option the will be harmonious and compatible with development in the area.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 297 by Planning Department

APPROVALS 0

PROTESTS 0