



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-48857	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-48857 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 03/28/13, except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan Subsection VII.B.5(g) is hereby approved, to allow no façade changes on the north, west and south elevations of the subject building where new architectural details are to be carried on all sides of a building.
4. 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

Conditions Page Two
May 14, 2013 - Planning Commission Meeting

7. Any future signage proposed for this development is subject to Downtown Design Review Committee (DDRC) review and approval prior to issuance of sign permits.
8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Unless otherwise allowed by the City Engineer, dedicate a 10-foot radius on the southeast corner of Stewart Avenue and Casino Center Boulevard prior to the issuance of any permits.
12. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Current City 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.
13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
14. This site must be designed so that grease interceptors are completely on private property. Grease interceptors are not allowed in the public right-of-way or alleys adjacent to this site.
15. Submit an Encroachment Agreement for landscaping and private improvements in the public right-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property

Conditions Page Three
May 14, 2013 - Planning Commission Meeting

- encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Casino Center/4th Street Improvement Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
 17. A 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, submittal of any construction drawings or the recordation of a Map subdividing 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. The Traffic Impact Analysis required with SDR-48856 may be combined with this condition.
 18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
 19. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting 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.

Conditions Page Four
May 14, 2013 - Planning Commission Meeting

20. A 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, submittal of any construction drawings or the recordation of a Map subdividing 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. The Traffic Impact Analysis required with SDR-48856 may be used to satisfy this condition, if it includes this development.

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert a portion of the ground floor of an existing seven-level parking garage into 15,400 square feet of conference space, 14,034 square feet of support area for the conference space (reception, kitchen and storage) and 7,750 square feet of restaurant or retail space. Parking would remain on Levels 2 through 7, and the building would retain its original footprint. The hotel associated with this garage is no longer in operation; the garage is currently being used for paid monthly parking. As part of this proposal, the east façade of the garage would be altered at the ground level to feature six storefronts with an intervening brick exterior. The north, south elevations would remain unchanged, while a new building entry would be added to the west elevation.

As the proposal would support the City's ongoing redevelopment efforts in the Downtown area and provide additional amenities for downtown residents, employees and tourists, staff recommends approval with conditions. If denied, a modified design and a new Site Development Plan Review would have to be submitted for separate review.

ISSUES

- A Waiver from the Downtown Centennial Plan Architectural Design Standards is requested to allow no façade changes on the north, west and south exterior elevations of the existing building where proposed architectural details are to be carried on all sides of a building. As the primary access to the proposed services will be from the east elevation, staff supports the request.
- As it is located within the Downtown Centennial Plan Overlay District and no net increase in floor area of the existing building is proposed, the site is not subject to the specific streetscape, landscape or utility requirements of the Downtown Centennial Plan.
- Any future signage proposed for this development is subject to Downtown Design Review Committee (DDRC) review and approval prior to issuance of sign permits. Standards vary based upon the location of the building relative to the Downtown Casino Overlay District Special Signage Area.
- The proposed renovation site is composed of 13 platted lots that must be combined as part of a separate mapping action. The map, required as a condition of approval, must be recorded prior to issuance of any building permits.

Staff Report Page Two
May 14, 2013 - Planning Commission Meeting

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) of approximately 230 acres generally located on property bounded by Main Street on the west, Bonanza Road on the north, Las Vegas Boulevard on the east and Charleston Boulevard on the south, 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).

<i>Most Recent Change of Ownership</i>	
11/03/78	A deed was recorded for a change in ownership on APN 139-34-510-002.
01/14/11	A deed was recorded for a change in ownership on APNs 139-34-510-001 and 003.

<i>Related Building Permits/Business Licenses</i>	
c. 1980	The existing building was constructed at 200 North Casino Center Boulevard.

<i>Pre-Application Meeting</i>	
03/21/13	A pre-application meeting was held with the applicant, where requirements for submittal of two separate Site Development Plan Review applications were discussed. Two applications were deemed necessary, as each site is subject to different code standards. As the sites are located within the Downtown Centennial Plan Overlay District, many of the Title 19 standards, such as for parking and perimeter landscaping, are not automatically applied. The Historic Preservation Committee must review the proposal for the Mob Museum Parcel. As the Binion's garage remodel is classified as an interior improvement and façade rehabilitation, no additional streetscape or undergrounding of utilities is required.

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

<i>Field Check</i>	
04/03/13	The subject site contains an existing seven-level parking garage that is still in operation. A sign on the west side of the structure indicates that only monthly parking by permit is allowed. The building is flush with the sidewalks of the adjacent streets except along portions of the west elevation. Above-ground electrical transmission lines are located in the Stewart Avenue right-of-way to the north of the existing building.

Staff Report Page Three
May 14, 2013 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.04

<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	Parking Facility	C (Commercial)	C-2 (General Commercial)
North	Transit Passenger Facility	C (Commercial)	C-2 (General Commercial)
South	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
East	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
West	Hotel/Casino	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
DCP-O (Downtown Centennial Plan Overlay District) - Downtown Gateway District	Y
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<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>
Stewart Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y
Casino Center Blvd.	Major Collector	Master Plan of Streets and Highways Map	80	Y

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Staff Report Page Four
May 14, 2013 - Planning Commission Meeting

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	
Office, Other Than Listed	15,400 SF	1 space per 300 SF GFA	52				
General Retail	14,034 SF	1 space per 250 SF GFA	57				
Restaurant	7,750 SF	1 space per 50 SF seating/ waiting, plus 1 space per 200 SF remaining GFA	84				
Parking Facility	N/A	1 per employee on largest shift	1				
TOTAL SPACES REQUIRED			194		654		Y
Regular and Handicap Spaces Required			188	6	642	12	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.

Waivers		
Requirement	Request	Staff Recommendation
DTCP VII.B.5(g): Architectural details shall be carried on all sides of a building.	Existing architectural details on south, west and north to remain unchanged	Approval

Staff Report Page Five
May 14, 2013 - Planning Commission Meeting

ANALYSIS

The site is located within the Downtown Gateway sub-district of the Downtown Centennial Plan Overlay District. Pursuant to Title 19.10.110, the standard parking, landscaping, building height, lot coverage and setback requirements are not automatically applied. As the proposal only concerns changes to the interior and exterior of an existing building, additional standards specific to the Downtown Gateway District (such as for streetscape) are also not applied. Although the building is located within the Airport Overlay District, no additional height is proposed, and the building will remain in conformance with overlay requirements.

Façade improvements are only proposed for the east elevation, which will serve as the main entryway to the restaurant and conference facilities. Subsection VII.B.5(g) requires architectural details to be carried to all sides of a building; however, in this case, the parking function of the building will still be retained, and therefore staff supports the requested waiver of this standard.

The proposed improvements will displace the existing maintenance and warehouse areas of the garage. The west entrance to the garage and the 654 remaining parking spaces on Levels 2 through 7 will not be affected by the proposal. Additional parking for the proposed uses will be provided offsite in the proposed garage north of the intersection of Stewart Avenue and Casino Center Boulevard. The applicant expects a majority of patrons to this development to come from surrounding Downtown businesses on foot, thereby reducing the parking demand.

The masonry façade proposed for the east elevation contains space for future signage; the signage indicated on the plans is not a part of this review. All proposed signage will require review and approval by the Downtown Design Review Committee prior to the issuance of permits for signage. Any proposed signage determined not to be in conformance with applicable standards will require a public hearing.

As the proposed changes satisfy the intent of the Downtown Centennial Plan requirements and objectives, and the improvements will be compatible with the adjacent uses, staff recommends approval of the site review request with conditions.

FINDINGS (SDR-48857)

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 changes to the existing building will not affect the current commercial character of the site or the area, and will revitalize space that is not currently being used for its best purpose.

Staff Report Page Six
May 14, 2013 - Planning Commission Meeting

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;

With exception of a minor waiver of the Downtown Centennial Plan architectural design standards, the proposal is consistent with the Plan and applicable Title 19 requirements. The proposed reuse development promotes a community-focused urban environment as envisioned by the Downtown Gateway District by providing amenities for visitors, residents and workers in the Downtown area.

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

Access to and circulation through the existing garage will remain unchanged on the west side. The façade changes to the east elevation will not affect current access through the adjacent private alley.

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

The proposed building materials, which include colored masonry blocks, metal canopies and tinted glass on the east elevation, are appropriate for the Downtown area. The only proposed landscape features are onsite and intended to accent the entryway.

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 rehabilitated façade on the east elevation will create an inviting appearance for patrons and will be compatible with the adjacent hotel façade.

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

The proposed development will be subject to permit review and inspection, thereby ensuring the public's health, safety and welfare.

Staff Report Page Seven
May 14, 2013 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 192

APPROVALS 0

PROTESTS 0