



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC

** STAFF RECOMMENDATION **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-49910	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-49910 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.
2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
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 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. A fully operational fire protection system, to include the retrofit of the existing Fire Sprinkler System as required per the Fire Code, shall be completed prior to occupancy.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Tavern-Limited Establishment use within an existing motel located at 1213 South Las Vegas Boulevard. The proposed use will operate within a two-story, 1,200 square-foot space currently occupied by the motel lobby. Each floor of the proposed development is approximately 600 square feet, with the first floor dedicated to a bar area and the upper floor dedicated to seating area that has access separated from the bar. Staff supports this request, as the proposed use and the street-oriented balcony and bar area will actively contribute to the pedestrian interest sought after in the Downtown Centennial Plan. If denied, the applicant will not be allowed to operate the proposed Tavern-Limited Establishment use at this location.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit).
- The subject site is parking impaired and located in the Las Vegas Downtown Centennial Plan area where the property is not subject to the automatic application of parking requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/24/99	The City Council denied a request for a Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on a larger 7.60-acre tract that included the subject parcel. The Planning Commission had also recommended denial of the request.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5369) for a proposed 505 square-foot lobby addition to an existing Motel. The applicant's accompanying request for Waivers of Downtown Centennial Plan streetscape standards was partially approved, with conditions to provide a portion of the required streetscape. The Planning Commission and staff recommended approval. This approval expired on 12/15/06.
09/27/07	The Planning Department administratively approved a Site Development Plan Review (SDR-23776) for a 529 square-foot expansion to the lobby of an existing motel at 1213 Las Vegas Boulevard. This approval expired on 09/18/09

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03/21/12	Special Use Permit (SUP-44165) for a 29 square-foot accessory package liquor off-sale use within an existing motel at 1213 South Las Vegas
02/15/12	The City Council approved the request for a Variance (VAR-43719) to allow a proposed 25-foot tall freestanding sign to have a zero-foot setback where five feet is required from the right-of-way is required. The Planning Commission recommended approval with staff recommending denial.

Most Recent Change of Ownership

01/03/11	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

12/03/10	A building permit (#177221) was issued for a tenant improvement for Buildings #1 and #2 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 02/24/11.
03/21/11	A building permit (#183768) was issued for a tenant improvement at an existing motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 05/25/11.
05/16/11	A business license (#M08-00206) was issued for a motel at 1213 South Las Vegas Boulevard. This license remains active.
08/29/12	A business license (#L15-00218) was issued for package liquor sales at 1213 South Las Vegas Boulevard. This license remains active.

Pre-Application Meeting

06/05/10	A pre-application conference was held with the applicant's representative to discuss the requirements for a proposed Tavern-Limited use located within the Downtown Centennial Plan area.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held	
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Field Check

07/08/13	The site contains an existing Motel, with the subject lobby located on the west side of the building near Las Vegas Boulevard. There are three banners and a small sidewalk sign located on the property with no temporary sign permits.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.17

<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	Motel	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
	Wedding Chapel		C-1 (Limited Commercial)
	General Retail, Other Than Listed		
South	Hotel	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)
East	Single Family, Detached	C (Commercial)	R-1 (Single Family Residential)
West	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
John S. Park Historic Neighborhood	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan - Downtown South District	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
<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

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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	
Motel	151 Units	1 space per unit	151				
Tavern-Limited	300 SF (Bar)	1:50 SF	6				
	650 SF (Upper Lounge Area)	1:50 SF	13				
	250 Remaining GFA	1:200	2				
TOTAL SPACES REQUIRED			172		69		
Regular and Handicap Spaces Required			166	6	66	3	N*
Loading Spaces	20,552	1:10K SF	2		0		N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The above table illustrates the requirements based on the additional use, as applied to another location in the City as a basis of reference.*

ANALYSIS

A Tavern-Limited Establishment is defined in Title 19.18 as:

“An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.”

There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit and is required to provide

The subject property is split-zoned, with the C-2 (General Commercial) portion of the property located along Las Vegas Boulevard and the C-1 (Limited Commercial) portion located adjacent to single-family residential properties to the east. The proposed Tavern-Limited use is located within the C-2 (General Commercial) zoned portion of the site; however the Tavern-Limited use is permitted in both the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts with the approval of a Special Use Permit.

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The subject parcel is located in the Downtown South District within the Downtown Centennial Plan area, which is intended to accommodate a wide variety of land uses and density, and encourages redevelopment that contributes to the vitality of the area while supporting the adjacent residential uses. Single-family dwellings that are designated historic properties within the John S. Park Historic Neighborhood are located adjacent to the east side of the subject site.

The subject property is also located within the Las Vegas Boulevard Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic route. The applicant states that the Tavern-Limited use will operate with a “Brazilian” theme, featuring modern architectural elements such as curved shapes and cable railings reminiscent of Latin American coastal styles.

It is noted that the site is parking impaired and is exempt from strict application of Title 19 parking requirements by virtue of its location within the Downtown Centennial Plan Overlay District. This project is located on Las Vegas Boulevard with ample parking for the proposed use provided by the existing Motel use and public parking meters located on all surrounding streets. The project is located within the Downtown Centennial Plan area which allows for deviation from the standard parking requirements.

FINDINGS (SUP-49910)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Tavern-Limited use will replace the old lobby area of the existing motel with a renovated two-story bar and balcony area that faces Las Vegas Boulevard. There are no protected uses within the required separation distance, and the use will provide added vitality to the Las Vegas Boulevard Scenic Byway Overlay District and the Downtown Centennial Plan.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The existing site can accommodate the proposed use, as there will be only a minor change in the gross floor area and no change to the existing building footprint. Although the site is parking impaired, per Title 19.12, 21 additional parking spaces would be required as a result of the addition of this use. The Downtown Centennial Plan allows for developments to proceed without the automatic application of the Title 19.12 parking requirements. Staff finds that the floor area dedicated to the proposed Tavern-Limited use will have a negligible impact to the provided off street parking, and to the parking available in the immediate area.

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3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Primary access to the site is provided from Las Vegas Boulevard and no modifications are proposed to the existing driveway. This access is adequate to accommodate the proposed Tavern-Limited use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed use will be subject to licensing requirements and inspection for compliance with applicable codes, and therefore will not compromise the public health, safety and welfare or the objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

There are no applicable conditions listed for the Tavern-Limited use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 577

APPROVALS 0

PROTESTS 0