

**Supplemental Staff Report
March 11, 2014 - Planning Commission Meeting**

These two corrections are for Page four of the staff report; the first correction is the project description and the second correction is the background information table. These corrections replace the existing text of the staff report.

PROJECT DESCRIPTION

The applicant is requesting to develop a temporary parking lot (valet only) on a 2.76-acre parcel at 200 South 3rd Street. The proposed project is located within the Central Casino Core District of the Downtown Centennial Plan. The Downtown Centennial Plan does permit temporary parking lots for a period up to 36 months. As proposed, the temporary parking lot does not adhere to the minimum requirements outlined by the Downtown Centennial Plan. The applicant is requesting a Waiver of the Downtown Centennial Plan Streetscape and Parking Lot Landscape Standards to allow a six-foot tall wrought iron fence along the perimeter of the site where a 42-inch tall Downtown Centennial Plan fence is required. Furthermore, the proposal includes an associated Variance to allow a six-foot tall wrought iron fence along the front property line where five feet is the maximum height allowed. If approved as proposed, the development would have a long-term negative effect on the Central Casino Core District; therefore, staff recommends denial. If denied, the proposed temporary parking lot must adhere to Site Development Plan Review (SDR-52802).

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) 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) and C-V (Civic) for approximately 230 acres generally located on property bounded by Main Street to the east, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. Planning Commission and staff recommended approval.
02/06/14	The Department of Planning staff approved an Administrative Site Development Plan Review (SDR-52802) for a temporary parking lot on 2.75 acres at 200 South 3 rd Street.

Submitted after final agenda

*Date 3/11/2014 - Item 36+37