



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-56176	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-56176 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-53067), except as amended by conditions herein.
2. Conformance to the conditions of approval listed in the action letter of the Symphony Park Design Review Committee (SPDRC) dated 09/24/14 pertaining to development of this site.
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 development shall be in conformance with the Symphony Park Development Standards and Downtown Centennial Plan as applicable, and shall also conform with the site plan and landscape plan, date stamped 09/29/14 (black and white) and 10/09/14 (color) and building elevations, date stamped 09/29/14, except as amended by conditions herein.
5. Revised plans, elevations and documents shall be submitted to and approved by the SPDRC as indicated on the SPDRC action letter dated 09/24/14. All revised conceptual plans approved by the SPDRC shall be submitted to the Department of Planning prior to submittal of an application for building permit.

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6. Construction documents shall be submitted to the SPDRC for review and approval prior to the issuance of a building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas and the Symphony Park Design Standards. A letter of approval from the SPDRC must be submitted with the building permit application.
7. A Waiver from Symphony Park Design Standards Subsection 2.6 is hereby approved to allow utility coordination zones along City Parkway where not otherwise allowed.
8. A Waiver from Symphony Park Design Standards Subsection 2.12 is hereby approved to allow decorative pavers in the pedestrian walkway along the Clark Avenue extension where 100 percent scored concrete is allowed, and to allow street trees and planters in different locations than required by the Symphony Park Design Standards.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be revised from the conceptual landscape and streetscape plans to conform with the Symphony Park Design Standards, except as amended herein.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Site development to comply with all previous conditions of approval for SDR-53067 and all other applicable site related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to amend the approved site development plans for construction of a residential and commercial campus in Symphony Park. This Mixed-Use development features a 126-bed skilled nursing facility, 84 assisted living apartments, 56 memory care units, 30 senior citizen apartments, retail and office space. The total floor area would increase from 318,975 square feet to 379,202 square feet within two buildings where three buildings had originally been approved. The parking garage would also be reconfigured as a four-story (five-level) structure situated along the rear of the site as a buffer from the Union Pacific Railroad and as a landing point for the existing pedestrian bridge connecting Symphony Park to the City's parking garage on Main Street. The assisted living and senior apartments would be oriented to the northwest to provide a view amenity of Symphony Park, but in a taller tower. The overall height is proposed to increase from 120 feet to 197 feet. A pedestrian area between the assisted living/residential tower and skilled nursing facility will provide art and landscaping amenities as required by the Symphony Park Design Standards. Ground level retail areas will provide opportunities for restaurants with outdoor dining along City Parkway.

Technical aspects of the development have been reviewed and conditionally approved by the Symphony Park Design Review Committee (SPDRC), but the project is subject to further SPDRC review prior to final approval. Concerns over building design will be addressed at that time. Staff follows the SPDRC's recommendation for approval of the Major Amendment, as the project is generally compatible with the surrounding development and uses. If denied, the development could not be constructed on the site as proposed.

ISSUES

- If approved, the project is subject to all applicable previous conditions of approval and additional conditions resulting from this review.
- This project is in conformance with the 200-foot height restriction of the Airport Overlay District.
- The Symphony Park Design Review Committee (SPDRC) has conditionally approved the proposed project, subject to further plan revisions prior to submittal of construction drawings. Unresolved issues with respect to the Design Standards that require waivers will require additional public hearings.
- A Waiver of the Symphony Park Design Standards Section 2.6 to allow clustered date palm trees on the north end of City Parkway where not allowed is supported by SPDRC and staff.

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- A Waiver of the Symphony Park Design Standards Section 2.12 to allow alternate street trees, paving materials and planters on the West Clark Avenue extension is supported by SPDRC and staff.
- A Waiver of Symphony Park Design Standards is required for reduced storefront heights along City Parkway and Symphony Park Avenue. The SPDRC and staff do not support these waivers, and the proposed plans must be revised to indicate conformance with the design standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/06/08	The City Council approved the Petition to Vacate (VAC-28094) a 60-foot wide drainage easement generally located at Grand Central Parkway and Bonneville Avenue along the west side of the Union Pacific Railroad right-of-way to Ogden Avenue. Extensions of Time have been granted through 08/06/17.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel L in this document.
08/30/11	Department of Planning staff approved a Minor Site Development Plan Review (SDR-42830) for a temporary parking lot on a portion of 14.62 acres at the northwest corner of Bonneville Avenue and the Union Pacific Railroad right-of-way. The approval expires three years after the date of the final offsite inspection.
02/27/14	The Symphony Park Design Review Committee conditionally approved the Block Plan for Symphony Park Parcel L.
03/24/14	The Symphony Park Design Review Committee (SPDRC) conditionally approved a Design Development Review for the proposed development on Parcel L of Symphony Park.
04/02/14	The City Council adopted Ordinance #6311, which updates the Symphony Park Development Standards Manual. Part of this update included the addition of “Assisted Living Apartments” and “Convalescent Care Facility/Nursing Home” to the list of permitted uses in Symphony Park.
05/13/14	The Planning Commission approved a Site Development Plan Review (SDR-53067) for a proposed three-building, 318,975 square-foot mixed-use development consisting of Assisted Living Apartments, Senior Citizen Apartments, General Retail and Office space with a six-level parking facility, with waivers of Symphony Park Building Design, Service Access and Streetscape Standards on 3.30 acres at the southeast corner of City Parkway and Clark Avenue. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/07/14	A record of survey (Survey File 192-47) was recorded, which includes land at the southeast corner of Clark Avenue and Promenade Place and abutting the west side of the Union Pacific Railroad right-of-way. (All of the subject property is included on this parcel.) A transfer deed to City Parkway V, Inc. was recorded with the survey.
09/24/14	The Symphony Park Design Review Committee (SPDRC) conditionally approved a Design Development Review for the proposed revised development on Parcel L of Symphony Park.

<i>Most Recent Change of Ownership</i>	
04/29/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/12/12	A building permit (189053) was issued for a pedestrian bridge over the Union Pacific Railroad right-of-way at 394 South City Parkway. A final inspection was completed 09/03/13.
04/02/09	Staff approved civil improvement plans (#107V5199) for a performing arts center generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The project was completed 04/02/12.
11/28/11	Staff approved a revision (#107V5199) of the civil improvement plans for the performing arts center to include a temporary parking lot on the subject site between City Parkway and the Union Pacific Railroad right-of-way.

<i>Pre-Application Meeting</i>	
09/15/14	The applicant's architectural team presented an overview of the project with an emphasis on the changes from the previously approved development. It was determined by staff that the increase in height and floor area would, by Code, require a Major Amendment. The applicant chose to build off the previous approval, rather than to start over as a completely new project with new conditions of approval.

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

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Field Check	
10/06/14	The subject site is located east of the Smith Center for the Performing Arts and currently contains a temporary paved parking lot with light standards. A chain link fence separates the site from the Union Pacific Railroad right-of-way. A pedestrian bridge connects this site to the City Hall parking garage on the west side of Main Street.

Details of Application Request	
Site Area	
Net Acres	3.30

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Office, Other Than Listed	C (Commercial)	M (Industrial)
	Hotel & Casino (Parking)		
	Parking Facility		C-2 (General Commercial)
West	Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
PD (Planned Development) District	Y
Downtown Centennial Plan Overlay District (Parkway Center District/ Symphony Park Sub-District)	Y
G-O (Gaming Enterprise Overlay) District	N/A
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y

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<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

Pursuant to the Symphony Park Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	143,748 SF	N/A
Min. Lot Width	N/A	263 Feet	N/A

<i>Standard</i>	<i>Approved SDR-53067</i>	<i>Proposed</i>	<i>Change</i>	<i>Compliance</i>
Min. Setbacks*:				
• Front (City Pkwy)	100% of footprint at build-to line	100% of footprint at build-to line	None	Y
• Side	N/A	N/A	N/A	N/A
• Corner (Clark Ave/ Symphony Park Ave extensions)	72% of footprint at build-to line, with maximum 16-foot setback	100% of footprint at build-to line	28%	Y
• Rear	N/A	0 Feet	-100%	N/A
Max. Building Height	120 Feet	197 Feet	64%	Y
Trash Enclosure	Covered--North and south of rear parking entries	Covered—ground level parking structure	Location only	Y
Mech. Equipment	Screened	Screened	None	Y

*The Symphony Park Design Standards do not designate setback areas in the same manner as Title 19; rather, a percentage of the ground level of the building(s) must be built to the back of the private sidewalk along street frontages, with a maximum allowable setback for the remaining portion.

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<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>
Clark Avenue (east of City Pkwy)	N/A	Symphony Park Civil Plans	33	N/A
City Parkway	N/A	Symphony Park Civil Plans (#107V4816)	56	N/A
Symphony Park Avenue South (eastern extension)	N/A	Symphony Park Civil Plans	25	N/A

Symphony Park Schematic Streetscape Design

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Clark Avenue (East End/ Neighborhood Street Detail)	(3) 60" box Thornless Hybrid Mesquite (24' on center)	(3) 60" box Thornless Hybrid Mesquite (24' on center)	Y
	4' square tree grates	4' square tree grates	Y
	5-gallon Thunder Cloud shrubs	Not indicated but noted to meet SP requirements	By condition
	Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
	Buffalo Grass in planters	Buffalo Grass in planters	Y
	Scored concrete	Scored concrete at corner	N
	Backless benches	2 per SP standards	Y
	Trash receptacles	1 per SP standards	Y
	Type A planter pots	8 per SP standards	Y
	Centennial street lights	1 per SP standards	Y
	Pedestrian lights	3 per SP standards	Y
Symphony Park Avenue (East End/Neighborhood Street Detail)	(5) 60" box Thornless Hybrid Mesquite (24' on center)	(5) 60" box Fan-Tex Ash	By condition
	4' square tree grates	4' square tree grates	Y
	5-gallon Thunder Cloud shrubs	Not indicated but noted to meet SP requirements	By condition
	Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
	Buffalo Grass in planters	Not indicated but noted to meet SP requirements	By condition

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<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>	
		Scored concrete	Scored concrete at corner	By condition
		Backless benches	3 per SP standards	Y
		Trash receptacles	3 per SP standards	Y
		Type A planter pots	6 per SP standards	Y
		Centennial street lights	2 per SP standards	Y
		Pedestrian lights	3 per SP standards	Y
		(11) 60" box Red Push Pistache (24' on center)	(11) 60" box Red Push Pistache (24' on center)	Y
		22' clear trunk height Medjool Date Palm	(14) 22' brown trunk height Medjool Date Palm	Y
		4' square tree grates	4' square tree grates	Y
		Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
		Scored concrete (50%) Special paving (25%) Plantings (25%)	Scored concrete (50%) to match Smith Center paving Special paving (25%)	Y

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City Parkway

	Plantings (25%)	
Backless benches	5 per SP standards	Y
Trash receptacles	4 per SP standards	Y
Type A planter pots	6 per SP standards	Y
Centennial street lights	2 per SP standards	By condition
Pedestrian lights	8 lights per SP standards	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the following tables show an alternative parking requirement for mixed-use developments as an indicator of peak hour usage.

<i>Land Use Category</i>	<i>North Bldg</i>	<i>South Bldg</i>	<i>TOTAL</i>
Office & Professional	---	79,667 SF	79,667 SF
Retail & Personal Services	---	15,500 SF	15,500 SF
Restaurant (included in retail)	---	---	0
Hotel (Skilled Nursing)	---	126 units	126 units
Residential (studio)	170 units	---	170 units

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General Use Category	Ratio	Floor Area or Units	Weekdays			Weekends		
			Midnight-7 a.m.	7 a.m.-6 p.m.	6 p.m.-Midnight	Midnight-7 a.m.	7 a.m.-6 p.m.	6 p.m.-Midnight
Office & Professional	1/300 SF	79,667 SF	5%	100%	5%	0%	60%	10%
			13.28	265.56	13.28		159.33	26.56
Retail & Personal Service	1/250 SF	15,500 SF	0%	100%	80%	0%	100%	60%
				62	49.60		62	37.20
Hotel	1/unit	126 units	100%	65%	90%	100%	65%	80%
			126	81.90	113.40	126	106.60	100.80
Residential (Studio)	1.25/unit	170 units	100%	55%	85%	100%	65%	75%
			212.50	69.30	180.63	212.50	108.88	159.38
		TOTAL	351.78	478.76	356.91	338.50	436.81	323.94
				479			437	

Outside of Downtown, this project could expect to require 479 spaces during weekdays and 437 spaces on weekends.

<i>Waivers of Symphony Park Design Standards</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
2.12 – Private street extensions: tactile paving at corner, 100% scored concrete	Decorative paving along Clark Avenue extension	Approval
2.12 – Private street extensions: streetscape locations	Locations of planters and trees to differ from SP Design Standards	Approval
3.7.1/3.4.2 – Street level storefront heights of min. 16’ - 20’. Canopies min. 16’ clearance	Min. of 14’ canopy height at storefronts	Denial
2.6 – City Parkway: no utility coordination zones indicated	Add zones on City Parkway to coordinate water and sewer	Approval

These waivers are in addition to those approved through Site Development Plan Review (SDR-53067).

ANALYSIS

The subject site is located within the PD (Planned Development) zoning district and the Symphony Park District of the Downtown Centennial Plan Overlay District. Development within this district is subject to the Symphony Park Design Standards Manual. Where silent, Parkway Center standards apply. Development is also subject to the conditions of approval for the previous Site Development Plan Review (SDR-53067) approval, except where they are amended by this project or are no longer applicable. For example, the previous remapping condition has been satisfied through a 2014 record of survey that removed all property lines in conflict with the project. Since the site is already mapped as a commercial subdivision, new lines can be drawn by means of a record of survey along with a deed and legal description.

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The site development plan must be reviewed by the Symphony Park Design Review Committee (SPDRC) prior to submittal to the City for public hearing. Conditional approval was granted 09/24/14 by the SPDRC.

Generally, more attention has been given to design and detail of the buildings and streetscape than for the previous approval, and an effort was made to limit the number of additional waivers of the Symphony Park Design Standards. It should be noted that the previous conditions and waivers of the design standards still apply except as modified by this review. New waivers have been requested; namely, the addition of palm trees and overhead canopy on the north end of City Parkway and the modified location of street trees and use of planters on the West Clark Avenue extension. SPDRC approves of each waiver, as they will support outdoor dining along the front of the project and create improved pedestrian flow to the existing pedestrian bridge. The SPDRC again rejected the request for reduced storefront heights along City Parkway in support of the Symphony Park Design Standards; canopies of 16-20 feet will be required.

The design has been improved to increase the walkable urban experience and to reduce possible nuisances. The building envelope has expanded to 100 percent of the build-to lines. The garage is now situated on the east side of the development to buffer uses from noise, odors and possible hazards of the adjacent railroad corridor, and will provide a connection for the existing pedestrian bridge to Main Street and Downtown. An effort has been made to add restaurant space at the ground level of both buildings with opportunities for outdoor dining.

As part of the Downtown Centennial Plan Overlay District, the project is not subject to the automatic application of Title 19 parking standards. The applicant justifies the 460 spaces provided by stating that fewer spaces are required to accommodate the proposed skilled nursing and assisted living uses, and a significant number of spaces will remain open during non-peak hours of operation. As the development is replacing an existing temporary parking lot for the Smith Center for the Performing Arts, the developer intends to share parking resources with the Smith Center during scheduled events. A more detailed valet plan must be submitted to staff for approval prior to operation.

Several locations along City Parkway near the intersections of Clark Avenue and Symphony Park Avenue were indicated as candidates for seating for outdoor dining. This activity is encouraged along the storefronts, but more detail will be needed to show conformance with the Symphony Park Outdoor Dining Standards. A site plan must be submitted for approval through the city's Site Development Plan Review process.

FINDINGS (SDR-56176)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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1.The proposed development is compatible with adjacent development and development in the area;

The proposed development generally follows the programmed objective of a high-rise Mixed-Use concept detailed in the Symphony Park Design Standards. The buffering of proposed office, retail, medical and residential uses from the Union Pacific Railroad increases the compatibility of the development with the surrounding 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 proposed development is generally consistent with the General Plan, Title 19, the Downtown Centennial Plan and the Symphony Park Design Standards Manual. The development will be subject to further review by the SPDRC for building, site and landscape design, and for onsite signage and outdoor dining.

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

Primary access into the site is provided from the Symphony Park Avenue extension into the parking facility. Secondary access is provided from the rear service drive, which has access to Clark Avenue and Symphony Park Avenue. These access points will not negatively disrupt traffic flow on streets in the area. Circulation through the parking facility is logical.

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

Stone patterned stucco exteriors, limestone at the building bases and decorative aluminum for accents are acceptable materials for Symphony Park and are responsive to the design of the adjacent Smith Center for the Performing Arts. Palm tree clusters are proposed adjacent to outdoor dining areas along City Parkway, which will require a waiver, but otherwise landscape materials prescribed by the Symphony Park Design Standards are proposed.

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;

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Generally the proposed design creates a pleasing environment suited to its uses. Massing of the buildings is varied. The residential portions of the development are designed to have similar visual characteristics to the Smith Center for the Performing Arts. The SPDRC is requesting greater variation in wall plane along the length of the south building on City Parkway.

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 inspections, thereby protecting the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 41

NOTICES MAILED 92

APPROVALS 0

PROTESTS 0