

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JUNE 1, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: PROVIEW SERIES 17, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-64273	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

EOT-64273 CONDITIONS

Planning

1. This approval shall expire 07/01/19 unless another extension of time is approved by the City Council.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-49986).
3. 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 is a request for an Extension of Time of the three-year time period established for a temporary City-operated parking lot on 0.84 acres at 201 South 4th Street and 200 South Las Vegas Boulevard. The temporary lot was most recently approved through an administrative Site Development Plan Review (SDR-49986). The parking lot has been completed and operational since 2013. The owner is requesting an additional three-year time period in order to maintain an adequate supply of public parking spaces in the Downtown area. As the parking lot remains compatible with surrounding land uses, staff recommends approval of this Extension of Time request to allow use of the land as a temporary parking lot for an additional three years, subject to conditions. If denied, the parking lot use on this property must cease by July 3, 2016.

ISSUES

- The Downtown Centennial Plan requires any extension of the approval period established for a temporary parking lot to be reviewed by the City Council.
- This is the first request for extension of the three-year time limit for the use of the property as a temporary parking lot imposed by Site Development Plan Review (SDR-49986).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/60	The City Council approved a Rezoning (Z-0037-60) from C-1 (Limited Commercial) to C-2 (General Commercial) at 200 South Las Vegas Boulevard and 201 South 4th Street as part of a larger request. The Planning Commission and staff recommended approval.
08/17/11	The City Council approved a Site Development Plan Review (SDR-41271) for a proposed parking lot with Waivers of the Downtown Centennial Plan Streetscape and Parking Lot Landscape Requirements on 0.85 acres at 201 South 4th Street and 200 South Las Vegas Boulevard. The Planning Commission recommended approval and staff recommended denial.
07/01/13	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-49986) for a temporary parking lot on 0.84 acres at 201 South 4th Street and 200 South Las Vegas Boulevard. The approval expires 07/03/16.
03/27/14	Department of Planning staff administratively approved a Temporary Sign Permit (TSP-53492) for three 3-foot by 14-foot banners on the perimeter fencing at 200 South Las Vegas Boulevard and 201 South 4th Street from 04/01/14 to 10/01/14.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/14	The City Council approved a Variance (VAR-55335) to allow a zero-foot sign setback where five feet is required and to allow two freestanding signs to be located within the Downtown Casino Overlay Special Signage District where such is not allowed on 0.85 acres at 200 South Las Vegas Boulevard and 201 South 4th Street. The Planning Commission and staff had recommended denial.
	The City Council accepted the applicant's request to Withdraw Without Prejudice a request on appeal for a Sign Design Review (ARC-55336) for two proposed freestanding signs and two proposed wall signs at an existing Parking Facility with waivers to allow no illumination where at least 50 percent LED or neon is required along Carson avenue and at least 75 percent neon is required within the Las Vegas Boulevard Scenic Byway Overlay District at 200 South Las Vegas Boulevard and 201 South 4th Street. The Downtown Design Review Committee and staff had recommended denial.

<i>Most Recent Change of Ownership</i>	
03/29/13	A deed was recorded for a change in ownership on APNs 139-34-610-023 and 031.

<i>Related Building Permits/Business Licenses</i>	
09/02/10	A building permit (171339) was issued to demolish a vacant bank building at 201 South 4th Street. The permit was finalized 11/01/10.
	A building permit (171338) was issued to demolish a vacant bank building at 200 South Las Vegas Boulevard. The permit was finalized 11/01/10.
08/01/13	A building permit (237780) was issued for resurfacing of a parking lot at 200 South Las Vegas Boulevard. A final inspection was completed 09/05/13.
	A building permit (237781) was issued for resurfacing of a parking lot at 201 South 4th Street. A final inspection was completed 09/10/13.
	A building permit (237783) was issued for a 42-inch wrought iron fence at 201 South 4th Street. A final inspection was completed 09/10/13.
	A building permit (237784) was issued for a 42-inch wrought iron fence at 200 South Las Vegas Boulevard. A final inspection was completed 09/10/13.
01/05/16	A building permit (308283) was issued for installation of solar light poles within an existing parking lot at 201 South 4th Street. A final inspection was completed 03/29/16.
	A building permit (308284) was issued for installation of solar light poles within an existing parking lot at 200 South Las Vegas Boulevard. A final inspection was completed 03/29/16.

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<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.

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

Field Check	
05/05/16	The site consists of two striped parking fields separated by a public alley. The lots are enclosed at the frontages by the green Downtown Centennial Plan wrought iron fencing. Freestanding signs advertising the parking lot are located along 4th Street and Las Vegas Boulevard.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.84

<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 (Temporary)	C (Commercial)	C-2 (General Commercial)
North	Parking Facility	C (Commercial)	C-2 (General Commercial)
South	Pawn Shop	C (Commercial)	C-2 (General Commercial)
	Parking Facility		
East	Post Office, Regional	C (Commercial)	C-2 (General Commercial)
West	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	General Retail Store		

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District (Central Casino Core)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	Y
Las Vegas Boulevard Scenic Byway Overlay District (APN 139-34-610-023 only)	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
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>
Carson Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
4th Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	85	N

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Temporary Commercial Parking Lot	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		113		N/A
Regular and Handicap Spaces Required			N/A		108	5	N/A

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.

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ANALYSIS

The Downtown Centennial Plan allows for temporary parking facilities to be provided on a site for a period of up to 36 months, provided the area is paved with a solid parking surface and perimeter streetscape amenities are provided. The applicant may apply to extend the time allowed for a temporary parking lot with City Council review. The current lot is paved, striped and fenced along the perimeter in conformance to Downtown Centennial Plan temporary parking lot development standards. The lot is situated close to the Foley Federal Building, Fremont Street Experience and nearby offices and retail stores. There has been no significant zoning-related activity in this area since the original approval of the temporary parking lots.

FINDINGS (EOT-64273)

This is the first extension request for this lot. Conditions in the area have not changed that would affect the compatibility of the existing temporary use at this location. Staff therefore recommends approval of the requested Extension of Time with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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