



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JUNE 15, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: LUCKY DRAGON, LP

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-63591	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-63591 CONDITIONS

Planning

1. Conformance to the approved conditions of approval for Site Development Plan Review (SDR-43890), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/25/16, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow the parking garage to contain different materials and finishes than the hotel/casino building where such materials and finishes are required to be incorporated into the garage.
5. 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.

Conditions Page Two
June 15, 2016 - City Council Meeting

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-43890 and all other applicable site-related actions.

Staff Report Page One
June 15, 2016 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to revise the approved elevations for the Lucky Dragon Hotel and Casino to remove colored metal panels from the parking garage that were used as a screening device and to replace the painted metal panels on the casino with a smooth, scored and colored EIFS product that resembles the metal panels. The Downtown Centennial Plan requires uniformity of architectural form, materials, finishes and proportions between parking garages and the primary buildings they serve. With removal of the red colored metal panels, the garage, which faces Cincinnati Avenue, would lack screening of the open areas of the garage, become visually and architecturally disconnected from the hotel/casino and aesthetically incompatible with other properties in the vicinity. Staff therefore recommends denial of the waiver and the associated Site Development Plan Review, with conditions if approved.

ISSUES

- A Waiver of the Downtown Centennial Plan (Northern Strip Gateway District) is required to allow the parking garage to contain different materials and finishes than the hotel/casino building where such are required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/61	The Board of City Commissioners approved a request for Rezoning (Z-0013-61) from R-3 (Limited Multiple Residence) to C-1 (Limited or Neighborhood Commercial) on property generally located at the northwest corner of San Francisco Avenue and Fairfield Avenue. The Planning Commission recommended approval.
07/26/61	The Board of City Commissioners approved a request for Rezoning (Z-0026-61) from R-3 (Limited Multiple Residence) to C-1 (Limited or Neighborhood Commercial) on property generally located on the north side of San Francisco Avenue between Tam Drive and Fairfield Avenue. The Planning Commission recommended approval.
03/08/99	The City Council approved a Petition to Vacate (VAC-0001-99) alleys generally located on the south side of Cincinnati Avenue, between Tam Drive and Fairfield Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Two
June 15, 2016 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/08/99	The City Council approved a request for Rezoning (Z-0002-99) from C-1 (Limited Commercial), C-2 (General Commercial), R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-2 (General Commercial) on 5.00 acres at the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.
06/20/07	The City Council approved a request for a Vacation (VAC-20805) to vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Variance (VAR-20806) to allow a 12-foot tall wall along the west and north property lines where eight feet is the maximum height permitted on property located at 300 West Sahara Avenue. The Planning Commission and staff recommended approval.
03/19/08	The City Council approved a request for Rezoning (ZON-25295) from C-1 (Limited Commercial) to C-2 (General Commercial) on 0.47 acres adjacent to the north side of Sahara Avenue, approximately 570 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25262) for a 795-foot tall building in the A-O (Airport Overlay) District where the height limitation is 175 feet, located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25263) for a proposed Mixed-Use Development located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25264) for a proposed Gaming Establishment, Nonrestricted located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-25261) for a proposed 72-story Mixed-Use Development, including a 1,300-room Hotel, 67,800 square-foot Nonrestricted Gaming Establishment, 254,240 square feet of commercial space and 40 residential condominium units with a waiver of the Downtown Centennial Plan Standards for the build-to line requirement adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue.
02/15/12	The City Council approved a request for a General Plan Amendment (GPA-43887) from MXU (Mixed Use) to C (Commercial) and a related request for Rezoning (ZON-43888) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.20 acres at 305 West Cincinnati Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Three
June 15, 2016 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/12	The City Council approved a request for a Special Use Permit (SUP-43889) Gaming Establishment, Non-restricted on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-43888) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.20 acres at 305 West Cincinnati Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-43890) for a proposed 240,144 square-foot, 201-unit, 10-story Hotel/Casino with a 466-space parking garage and waivers of the Downtown Centennial Plan Standards for streetscape, service area/loading dock, utility location, perimeter wall height and wall treatment at the street level requirements on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. The Planning Commission recommended approval; staff recommended denial. The entitlement has been exercised.
02/15/12	The City Council approved a request for a Vacation (VAC-43891) to vacate a portion of an existing alley south of Cincinnati Avenue and east of Tam Drive. The Order of Vacation was recorded 10/23/14.
03/13/12	The Planning Commission approved a request for a Tentative Map (TMP-44450) for a one-lot commercial subdivision on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. Staff recommended approval.
05/06/13	A code enforcement case (128349) was processed for an open and accessible structure, a hole in a chain link fence, high weeds, overflowing dumpster and graffiti at 305 West Cincinnati Avenue. The case was resolved on 05/21/13.
02/19/14	The City Council approved an Extension of Time (EOT-52466) for a Gaming Establishment, Non-Restricted Use on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. Staff recommended approval.
02/20/14	Department of Planning staff administratively approved an Extension of Time (EOT-52467) of an approved Petition to Vacate (VAC-43891) a portion of an existing alley south of Cincinnati Avenue, east of Tam Drive.
12/03/14	Department of Planning staff administratively approved a Site Development Plan Review (SDR-56654) for a Minor Amendment of a previously approved Site Development Plan Review (SDR-43890) to reduce the building height by one story, modify the façade, update the floor plans, revise the landscape plans, revise the ingress/egress drive aisle, remove the garage exit ramp on the east side of the project and align the parking garage with Cincinnati Avenue on 2.63 acres on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue.

Staff Report Page Four
June 15, 2016 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/17/15	A Final Map (FMP-54803) for a one-lot commercial subdivision (Lucky Dragon) on 2.52 acres on the north side of Sahara Avenue, approximately 380 feet west of Fairfield Avenue, was recorded.
12/03/16	The City Council approved a Review of Condition (ROC-56669) of an approved Site Development Plan Review (SDR-43890) to amend Condition #6, which allowed (via waiver of the Downtown Centennial Plan) an 8 to 10-foot meandering sidewalk along the Sahara Avenue frontage, to allow a 5 to 10-foot meandering sidewalk. Staff recommended approval.
04/12/16	The Planning Commission voted to hold this item (SDR-63591) in abeyance to the May 10, 2016 Planning Commission meeting at the applicant's request to work with staff.
05/10/16	The Planning Commission unanimously voted to recommend APPROVAL of a request for a Site Development Plan Review (SDR-63591) a Major Amendment of an approved Site Development Plan Review (SDR-43890) for revised hotel building and parking garage elevations and a waiver of downtown centennial plan parking structure design standards in conjunction with an approved 240,199 square-foot hotel/casino on 2.51 acres on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APN 162-04-816-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-63572].

<i>Most Recent Change of Ownership</i>	
09/16/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No business licenses have been issued for this location.	
02/12/15	A building permit (279525) was issued for early grading at 300 West Sahara Avenue. A final inspection has not been approved.
03/30/15	A building permit (277260) was issued for a hotel/casino foundation at 300 West Sahara Avenue. A final inspection has not been approved.
07/01/15	A building permit (272364) was issued for a casino and parking garage at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272365) was issued for a hotel tower at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272366) was issued for onsite improvements at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272367) was issued for a pedestrian walkway at 300 West Sahara Avenue. A final inspection has not been approved.
11/30/15	A building permit (272364) was issued for a tenant improvement for restaurant and bar areas at 300 West Sahara Avenue. A final inspection has not been approved.

Staff Report Page Five
June 15, 2016 - City Council Meeting

<i>Pre-Application Meeting</i>	
02/24/16	Submittal requirements for a Site Development Plan Review application were discussed with the applicant. A major amendment of the approved site review would be required because a waiver of the Downtown Centennial Plan would be necessary. The applicant showed staff renderings of the revised elevations.

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

Field Check	
03/03/16	A large hotel building and parking garage are under construction on the site. The south façade of the hotel is unfinished.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.51

<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	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
North	Single Family, Detached	MXU (Mixed Use)	R-4 (High Density Residential)
	Multi-Family Residential (Apartments)		
South	Commercial Recreation/Amusement (Outdoor)	CT (Commercial Tourist) – Clark County designation	H-1 (Limited Resort and Apartment) – Clark County designation
East	Multi-Family Residential (Condominiums)	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)

Staff Report Page Six
June 15, 2016 - City Council Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District (Northern Strip Gateway District)	N
G-O (Gaming Enterprise Overlay) District	Y
A-O (Airport Overlay) District (175 Feet)	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

DEVELOPMENT STANDARDS

Section VII.G of the Downtown Centennial Plan contains standards for the Northern Strip Gateway District. Subsection (e) requires the following for parking structures:

<i>Requirement</i>	<i>Provided</i>	<i>Compliance</i>
Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.	Open parking garage with no colored screening panels. Would resemble the revised elevations of the casino, which would remove metal panels in favor of a painted EIFS SDR-43890 allowed blank walls along the north elevation through waiver	N

<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>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	120	Y

Staff Report Page Seven
June 15, 2016 - City Council Meeting

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.	To allow painted concrete for the parking garage and a scored, colored EIFS material for the casino exterior.	Denial

ANALYSIS

Development within this site is subject to the requirements of the Northern Strip Gateway District of the Downtown Centennial Plan and Title 19 where other standards are not addressed by the Downtown Centennial Plan.

The approved elevations showed red painted metal panels on the casino's south side as well as the building corners. The parking garage was designed to match this feature by displaying red metal panels over the openings, which also provided visual screening. For economic reasons the applicant is proposing to remove the red painted metal panels from both the casino and the parking garage. However, this removes the screening device from the garage and leaves only the painted concrete facades where the casino will now feature a colored EIFS exterior that is intended to resemble the metal panels. This creates a disconnect between the design of the garage and the casino that is not compatible with the surrounding development. The sites most affected would be the residences to the north of Cincinnati Avenue, which would be facing an aesthetically undesirable façade. While the colors of the garage and casino would match, the metal panels, which would have provided visual interest and screening from noise and odors, would not be present. Staff therefore recommends denial, with conditions.

FINDINGS (SDR-63591)

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:

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

The proposed changes to the parking garage and casino would result in facades that match in color but not in materials, which would negatively affect views from the north side of Cincinnati Avenue.

Staff Report Page Eight
June 15, 2016 - City Council 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;

The proposed revisions would create a non-uniform façade that features painted concrete for the parking garage and colored EIFS for the casino exterior; per the Downtown Centennial Plan the parking garage is required to incorporate the same materials and finishes as the primary building. Staff does not support a waiver of this standard.

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

Site access to the property, including the parking garage, is not affected by this request.

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

Painted concrete exteriors with no additional ornamentation are not appropriate for parking garages in the Downtown Centennial Plan area and do not match the materials proposed for the casino building.

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 revision to the parking garage elevations would have a similar red coloring to match the hotel and casino; however, without the red metal panels that were originally approved the garage would become visually and architecturally disconnected from the hotel/casino and aesthetically incompatible with other properties in the vicinity. Screening of the parking garage provided a continuity of design along the north side of the property that provided a resemblance to the primary building.

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

Revisions to the elevations will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

Staff Report Page Nine
June 15, 2016 - City Council Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 421 (By City Clerk)

APPROVALS 8

PROTESTS 1