



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: MO CONSTRUCTION, LLC - OWNER: 1025
MAIN STREET, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-65945	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 255

APPROVALS 1

PROTESTS 0

**** CONDITIONS ****

SDR-65945 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-58133), except where 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 07/28/16 , except as amended by conditions herein.
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Main-Commerce One-Way Couplet – Las Vegas Boulevard to Bonneville Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
11. Site development to comply with all applicable previous conditions of approval for SDR-58133.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Site Development Plan Review (SDR-58133) for a proposed 5,056 square-foot expansion in floor area to the existing 14,410 square-foot Commercial Development located at 1027 South Main Street.

ISSUES

- A Major Amendment to a previously approved Site Development Plan Review (SDR-58133) is required for the proposed 5,056 square-foot expansion to the existing 14,410 square-foot Commercial Development, pursuant to the Threshold Document in the Downtown Centennial Plan.

ANALYSIS

On April 14th, 2015 the Planning Commission approved Site Development Plan Review (SDR-58133). This entitlement approved a 14,410 square-foot Commercial Development on the subject site.

The applicant has proposed a 5,056 square-foot expansion to the approved development which will add floor area to a proposed second floor rooftop deck to Building “A” and Building “C”. Respectively, building “A” will be increase by 669 square feet and building “C” will increase by 4,387 square feet. As the proposed expansion exceeds 5,000 square feet and intensifies the parking requirements on the subject site, a Major Amendment is required for Site Development Plan Review (SDR-58133).

Under Title 19.12, the uses would normally require 112 parking spaces; however the subject site is located within the Downtown Centennial Plan area where parking requirements are not automatically applied.

This parcel is currently served by Las Vegas Valley Water District (LVVWD).

This project will continue to have a positive visual effect to the surrounding neighborhood and will provide additional retail and restaurant opportunities that are all pedestrian accessible. This project is well designed and appropriate for the location. Staff recommends approval, with conditions.

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FINDINGS (SDR-65945)

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 commercial development will be compatible with existing and proposed development in the immediate 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 commercial development adheres to the minimum standards as outlined by Title 19.08 and the Downtown Centennial Plan.

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

Principle access for the development is provided by Main Street, an 80-foot wide Major Collector and 1st Street, an 80-foot wide Collector as classified by the Master Plan of Streets and Highways. Site circulation is predominately pedestrian-oriented with excellent access to public transportation by means of six bus stops within less than a quarter of a mile from the site, which will assist in reducing the number of vehicle trips generated by the development.

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

The proposed structure and landscape materials are within the context of the surrounding neighborhood. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

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 commercial development will provide retail and restaurant opportunities as that are all pedestrian accessible. The design emphasizes pedestrian access by arranging the buildings around a central axis that ties into the Boulder Plaza. The proposed massing of the structures are in balance and the materials are harmonious and in context with the industrial aesthetic of the surrounding area.

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

The proposed commercial development will be subject to City inspections during construction of the building as well as routine business license inspections for the tenant commercial spaces.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/25/63	The Board of City Commissioners approved a Rezoning from R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located north of Charleston Boulevard and west of 2 nd Street. Planning Commission and staff recommended approval.
12/31/13	Staff administratively approved a Final Map (FMP-52217) for reversion to acreage of six lots totaling 0.47 acres at the northeast corner of Boulder Avenue and Main Street. The final map has not been recorded.
04/14/15	The Planning Commission approved a request for a Site Development Plan Review (SDR-58133) for three proposed commercial buildings totaling 14,410 square feet at 1025 and 1039 South Main Street. Staff recommended approval of the request.

<i>Most Recent Change of Ownership</i>	
04/29/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/11/16	A building permit (#302708) was issued for an office building development (Arts District Plaza) located 1027 South Main Street. The permit has not been finalized.
	A building permit (#302709) was issued for on-sites and hardscapes (Arts District Plaza) located 1027 South Main Street. The permit has not been finalized.

<i>Pre-Application Meeting</i>	
07/13/16	Description

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

<i>Field Check</i>	
08/04/16	During a routine site visit staff noted that the subject property is currently under development with building framing in place.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.46

<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	General Retail	MXU (Mixed Use)	C-M (Commercial / Industrial)
North	General Retail	MXU (Mixed Use)	C-M (Commercial / Industrial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
	Tavern		
West	General Retail	C (Commercial)	C-M (Commercial / Industrial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan - 18B The Las Vegas Arts District	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District	Y
A-O (Airport Overlay) District (200 Feet)	Y
Live/Work Overlay District	Y or N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Downtown Centennial Plan, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	21,068 SF	N/A
Min. Lot Width	N/A	136 Feet	N/A
Min. Setbacks			
• Front	N/A	0 Feet	N/A
• Side	N/A	0 Feet	N/A
• Corner	N/A	0 Feet	N/A
• Rear	N/A	0 Feet	N/A
Max. Lot Coverage	N/A	68 %	N/A
Max. Building Height	N/A	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

<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>
1 st Street	Collector	Master Plan of Streets and Highways	80 Feet	Y
Main Street	Major Collector	Master Plan of Streets and Highways	80 Feet	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Street (1 st Street)	1 Palm Tree @ 30' O.C. Maximum (min. 25' height)	Existing	Y
East/West Street (Main Street)	1 Shade Tree @ 15-20' O.C. Maximum (min. 36" box)	City of Las Vegas to provide	Y

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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	
General Retail	19,466 SF	1:175 SF	112				
TOTAL SPACES REQUIRED			112		0		Y*
Regular and Handicap Spaces Required			107	5	0	0	Y*

*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.