



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 18 FREMONT STREET ACQUISITION, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP - 68354	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

TMP-68354 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Per Title 19.16.060.W.1, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
7. The Final Map for this site shall include the commercial subdivision sewer note as shown on this Tentative Map.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits."
9. Provide proof that the existing public sewer line on this site adjacent to Ogden Avenue is within an acceptable Public Sewer Easement. If such easement does not exist, grant a Public Sewer Easement acceptable to the Sewer Planning Section of the Department of Public Works for the existing public sewer line on the Final Map for this site.

Conditions Page Two
February 14, 2017 - Planning Commission Meeting

10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Ogden Underpass" project, the "Symphony Park North Pedestrian Bridge" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Staff Report Page One
February 14, 2017 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 2.12 acres located on the southwest corner of Main Street and Ogden Avenue.

ISSUES

- The subject site is developed with a surface parking lot; there are no proposed changes or additions to the site at this time.
- The applicant has stated within the submitted justification letter that it intends to create a one-lot commercial subdivision so that a parking garage may be provided for the future casino project across Main Street.

ANALYSIS

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 2.12 acres located on the southwest corner of Main Street and Ogden Avenue. There is an existing surface parking lot on the subject site, and it was also previously the site of the Main Street Station train display. The train display has been removed from the site.

Access to the site is currently provided from Main Street through the Main Street Station surface parking lot. Site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

Public Works staff notes that north/south and east/west cross sections are not shown with this Tentative Map submittal. However, since this property and all surrounding property is developed or graded, no retaining walls are shown or anticipated as no changes are proposed.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

**Staff Report Page Two
February 14, 2017 - Planning Commission Meeting**

FINDINGS (TMP-67889)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/20/1995	A Rezoning (Z-0098-95) from C2 (General Commercial) and CM (Commercial Industrial) to C2 (General Commercial) was approved by the City Council to allow expansion of the Main Street Station Casino.
5/9/1996	A Site Development Plan Review (Z-0098-95[1]) for the expansion of Main Street Station Casino was approved by the Planning Commission.
2-16-2000	A Special Use Permit (U-0137-99) for an Automobile Rental Facility was approved by the City Council on the subject site.

<i>Most Recent Change of Ownership</i>	
09/26/2016	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/13/1996	A building permit (#96016553) was issued for the Main Street Station expansion, including a surface parking lot on the subject site.

<i>Pre-Application Meeting</i>	
12/29/2016	Staff held a pre-application meeting with the applicant and reviewed the submittal requirements.

<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was not required or held	

<i>Field Check</i>	
1/5/2017	During a routine site visit it was noted that the train display was being removed from the site, otherwise the site is developed with a standard surface parking lot.

Staff Report Page Two
 February 14, 2017 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	2.12

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Parking Facility	C (Commercial)	C2 (General Commercial)
North	Hotel/Casino	C (Commercial)	C2 (General Commercial)
South	Hotel/Casino	C (Commercial)	C2 (General Commercial) & M (Industrial)
East	Hotel/Casino	C (Commercial)	C2 (General Commercial)
West	Union Pacific Railroad	Right of Way	Right of Way

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
Downtown Centennial Plan Overlay District	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	Compliance
Las Vegas Redevelopment Plan Area	Y

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	2.12 Acres	Y
Min. Lot Width	100 Feet	257 Feet	Y

Staff Report Page Three
 February 14, 2017 - Planning Commission Meeting

<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>
Main Street	Primary Arterial	Planned Streets and Highways Map	100	Y
Ogden Avenue	Primary Arterial	Planned Streets and Highways Map	100	Y