



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 14, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CAPITAL FORESIGHT GOLF & FITNESS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-68403	Staff recommends APPROVAL.	
SDR-68404	Staff recommends APPROVAL, subject to conditions:	ZON-68403

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 319 - ZON-68403
324 - SDR-68404

APPROVALS 5 - ZON-68403
5 - SDR-68404

PROTESTS 5 - ZON-68403
5 - SDR-68404

**** CONDITIONS ****

SDR-68404 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site and landscape plans date stamped 01/19/17, and building elevations date stamped 12/29/16, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
6. 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.
7. 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.

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8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
9. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All signage shall be in conformance with the requirements of Title 19.14 and the Las Vegas Boulevard Scenic Byway Overlay District.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. Prior to the submittal of construction drawings, coordinate the design and construction of a relief sewer line with the Sanitary Sewer Section of the Department of Public Works. This relief sewer line shall be constructed concurrently with development of this site.

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16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Boulevard, Stewart to Sahara" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. All private improvements and landscaping 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.
18. Submit a License Agreement for landscaping and private improvements in the Las Vegas Boulevard public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review (SDR-68404) for a proposed 15-story, 195-foot tall Mixed-Use development, consisting of 370 residential (studio) units and 16,060 square feet of retail space, to be located at 1213 and 1215 South Las Vegas Boulevard and 516 Park Paseo.

In addition, the applicant has requested a Rezoning (ZON-68403) in conjunction with this application to rezone the subject site from C-1 (Limited Commercial) and C-2 (General Commercial) to: C-2 (General Commercial) to allow for consolidation of the lot. Staff has determined the proposed project is compatible with surrounding development in the area, therefore; staff recommends approval of this project with conditions.

ISSUES

- The subject Property is located within the John S Park Neighborhood Plan Area, which recommends a five story (60) feet height for commercially zoned properties along Las Vegas Boulevard
- Two parcels (APNs 162-03-112-028 and -029) are currently split-zoned C-1 (Limited Commercial) and C-2 (General Commercial). The applicant has requested a Rezoning (ZON-68403) to address the issue.

ANALYSIS

This project is located in the Las Vegas Downtown Centennial Plan – Downtown South District and proposes to construct a 15-story, 195-foot tall Mixed-Use development consisting of 370 residential units and 16,060 square feet of retail space, to be located at 1213 and 1215 South Las Vegas Boulevard and 516 Park Paseo.

The subject site consists of four parcels. Currently, one parcel (APN 162-03-112-022) has a zoning designation of C-1 (Limited Commercial), and parcel (APN (162-03-112-033) has a designation of C-2 (General Commercial). The remaining two parcels (APNs 162-03-112-028 and 029), have split-zoning C-1 (Limited Commercial) and C-2 (General Commercial). The applicant has requested a Rezoning (ZON-68403) on APNs 162-03-112-022, 028 and 029 from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial), so the four parcels can be consolidated at a later time. The C-2 (General Commercial) zoning district allows for retail and commercial uses of an intense character, as well as mixed-use developments as a conditional land use.

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Mixed-Use is described in Title 19.12 as: "The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof." Per Title 19.12 the following conditional use regulations apply:

Conditional Use Regulations:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.

The applicant has proposed a Rezoning (ZON-68403) which will rezone the entire subject site to a C-2 (General Commercial) zoning district, which allows residential uses in conjunction with a Mixed Use Development.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

The proposed Mixed-Use development provides 16,060 square feet of retail floor space on the 1st and 2nd floor of the development which has access to the public side walk fronting Las Vegas Boulevard.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an Arterial or Collector Street.

The proposed Mixed-Use development provides 370 residential units on floors 2 through 15.

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

The proposed Mixed-Use development provides five levels of above ground parking within a parking structure incorporated into the proposed building. Retail spaces line the Las Vegas Boulevard frontage on first and second floors and the residential units line the Las Vegas Boulevard frontage on floors four through fifteen. All surface parking lots

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are located to the side and rear of the proposed building. The surface parking lot area located on the northern perimeter of the site (APN 162-03-112-022) was approved by a previously approved Site Development Plan Review (SDR-49169). The surface parking area on the southern perimeter is located in the rear of the property and is screened by existing walls.

The subject site is located within the Las Vegas Boulevard Scenic Byway Overlay District and is subject to the sign standards listed in Title 19.10.160. In addition, the subject site is located within the John S. Park Neighborhood Plan, which recommends that the neighborhood association “work with the City to impose a commercial building height limit of sixty (60) feet or five (5) stories, whichever is greater along Las Vegas Boulevard.” However, no development standards to limit building height have ever been brought forward. The Downtown Centennial Plan – Downtown South district does not impose building height limitations. Staff notes that the proposed Mixed Use development provides a 44-foot rear yard setback. In addition, the development proposes a design which steps the building height back from the rear of the site adjacent to the single-family residential dwellings (88 Feet) toward the front of the site fronting Las Vegas Boulevard (195 Feet), which greatly reduces the visual impact to the existing John S. Park Neighborhood.

Except for handicapped parking, Title 19 parking requirements are not automatically applied within the boundaries of the Downtown Centennial Plan Overlay District, but are subject to conditions imposed by the City Council if needed. The site will provide 492 total parking spaces with nine ADA parking spaces. The parking structure includes 90 tandem parking spaces and 278 standard stalls. The remaining are surface lot parking spaces located on the side and rear of the property. The parking area also provides space for one trash room located on the northern perimeter of the building, which is designed for a trash truck to pull directly inside.

All interior parking lot landscaping and landscape buffer planting materials have been designed to comply with code requirements for spacing and quantities outlined in the Downtown Centennial Plan. The submitted landscape plan indicates the site will provide a three-foot landscape buffer along a portion of the southern property line and a 15-foot landscape buffer along the eastern perimeter adjacent to the existing single-family residential neighborhood. The primary tree species being utilized are 25-foot tall Mexican Fan Palm, 36” box Raywood Ash, 36” box Mondell Pine and 24” box Mediterranean Fan Palm trees.

The subject site is a partial block frontage (less than 50%), according to the Downtown Centennial Plan threshold chart, and as such a covenant running with the land will be

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required to obtain the property owners consent for future improvements. However, the submitted plans indicate a 10-foot wide sidewalk with a five-foot amenity zone will be provided with Mediterranean Fan Palm trees, which conforms to the Downtown Centennial Plan –Downtown South streetscape standards.

The site will need to be remapped to consolidate the existing parcels and platted lots. The map must be recorded prior to the construction of the main building so as to eliminate conflicts with existing property lines.

These parcels are currently served by the Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to the LVVWD for domestic meter sizing and fire flow. Proof of parcel consolidation will be required prior to civil plan approval. Southern Nevada Water Authority (SNWA) Regional Connection Fees will be assessed on a per unit basis and will be due prior to civil plan approval. Utility structures are required to be located within the building footprint, or underground, pursuant the Downtown Centennial Plan.

The proposed use and design of this proposal will make a positive contribution to the urban design for the residents in the immediate area and for the community at large. Staff recommends approval of the requested Rezoning and Site Development Plan Review for the proposed 15-story Mixed-Use development.

FINDINGS (ZON-68403)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

The proposed Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) is in conformance with the existing C (Commercial) designation under the Southeast Sector Plan of the General Plan.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The applicant has proposed a Mixed-Use development on the subject site, which is a conditional land use within the proposed C-2 (General Commercial) zoning designation.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The proposed mixed use development is consistent with Las Vegas 2020 Master Plan Policy 1.1.3, which encourages new market rate, multi-unit mixed-use residential development on vacant or underutilized sites, with ground floor commercial components included where appropriate.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Primary site access is from Las Vegas Boulevard, a Primary Arterial (100-foot wide) street according to the Master Plan of Streets and Highways and secondarily from Park Paseo a Local Street as designated by Title 13. These street facilities are adequate in size to provide suitable access to the site.

FINDINGS (SDR-68404)

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 development provides setbacks to focus the tallest portion of the development on Las Vegas Boulevard in order to be compatible with the adjacent residential development in the area. In addition, the applicant has provided architectural features and sufficient landscaping creating an attractive development.

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 mixed use development is consistent with Las Vegas 2020 Master Plan Policy 1.1.3, which encourages new market rate, multi-unit mixed-use residential development on vacant or underutilized sites, with ground floor commercial components included where appropriate. In addition, the subject site meets the requirements of Title 19 and Downtown Centennial Plan.

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

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The subject site is accessed from Las Vegas Boulevard, a Primary Arterial (100-foot wide) street, according to the Master Plan of Streets and Highways and Park Paseo a Local Street as designated by Title 13, which provides suitable access to the site.

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

The proposed streetscape materials are consistent with the requirements of the Downtown Centennial Plan and are appropriate for the area. The combination of painted metal, concrete masonry veneer, clear glass guardrails, bare concrete and tempered glazing for the exterior of the structure is appropriate for an urban area and are consistent with the adjacent area

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 building has been designed to have an aesthetically pleasing façade, with a 44-foot rear yard setback. The primary structure has been designed to step the building height back from the rear of the site adjacent to the single-family residential dwellings (88 Feet) toward the front of the site fronting Las Vegas Boulevard (195 Feet), which greatly reduces the visual impact to the existing John S. Park Neighborhood. The applicant has proposed to use a combination of painted metal, concrete masonry veneer, clear glass guardrails, bare concrete and tempered glazing for the exterior of the structure which is appropriate for an urban area. The architectural elements of the façade are blended through the use of complementary materials, colors and finishes throughout the entire building, incorporating canopies along Las Vegas Boulevard adjacent to the proposed retail floor space.

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

The site will be subject to ongoing inspection and will therefore not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/23/63	The Board of City Commissioners approved a request for reclassification of property (Z-0139-63) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on property legally described as the east line of lot "M" at 1213 and 1215 South Las Vegas Boulevard.
05/24/99	The City Council denied a request for a Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on a larger 7.60-acre tract that included the subject parcel. The Planning Commission also recommended denial of the request.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5369) for a proposed 505 square-foot lobby addition to an existing Motel. The applicant's accompanying request for Waivers of Downtown Centennial Plan streetscape standards was partially approved, with conditions to provide a portion of the required streetscape. The Planning Commission and staff recommended approval of the request.
07/12/06	The City Council approved a request for a Special Use Permit (SUP-12631) which allowed a massage establishment and a Waiver of the 200-foot distance separation requirement from a residential use at 1215 South Las Vegas Boulevard. The Planning Commission and staff recommended denial of the request.
07/11/07	The City Council approved a request for a Required Review (RQR-22256) of an approved Special Use Permit (SUP-12631) which allowed a massage establishment and a Waiver of the 200-foot distance separation requirement from a residential use at 1215 South Las Vegas Boulevard.
09/27/07	The Planning Department administratively approved a Site Development Plan Review (SDR-23776) for a 529 square-foot expansion to the lobby of an existing motel at 1213 Las Vegas Boulevard. This approval expired on 09/18/09
02/15/12	The City Council approved the request for a Variance (VAR-43719) to allow a proposed 25-foot tall freestanding sign to have a zero-foot setback where five feet is required from the right-of-way is required. The Planning Commission recommended approval with staff recommending denial.
03/21/12	The City Council approved a request for a Special Use Permit (SUP-44165) for a 29 square-foot accessory package liquor off-sale use within an existing motel at 1213 South Las Vegas. The Planning Commission and staff recommended approval of the request.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/11/13	The Planning Commission approved a request for a Site Development Plan Review (SDR-49169) for a parking lot with Waivers to allow a zero-foot landscape buffer along the west and south perimeters where 8-feet is required and to allow a zero-foot landscape buffer along the north perimeter where 15-feet is required at 516 Park Paseo.
09/18/13	The City Council approved a request for a Special Use Permit (SUP-49910) for a proposed 1,200 square-foot Tavern-Limited Establishment at 1213 South Las Vegas Boulevard. The Planning Commission and staff recommended approval of the request.
10/16/13	The City Council approved a request for a Master Sign Plan (MSP-50474) for an existing Wedding Chapel and Motel development at 1205 and 1213 South Las Vegas Boulevard. The Planning Commission and staff recommended approval of the request.
02/14/17	The Planning Commission voted (6-0) to hold ZON-68403 and SDR-68404 in abeyance to the 03/14/17 Planning Commission meeting at the request of the applicant.

<i>Most Recent Change of Ownership</i>	
04/13/12	A deed was recorded for a change in ownership (APN 162-03-112-022)
03/03/15	A deed was recorded for a change in ownership (APN 162-03-112-028)
11/30/15	A deed was recorded for a change in ownership (APN 162-03-112-029)
	A deed was recorded for a change in ownership (APN 162-03-112-033)

<i>Related Building Permits/Business Licenses</i>	
Circa 1963	A commercial building was developed at 1213 South Las Vegas Boulevard.
Circa 1964	A commercial building was developed at 1215 South Las Vegas Boulevard.
05/16/11	A business license (#G50-05786) was issued for a General Retail Sales use (Super 8) located at 1213 South Las Vegas Boulevard. The license is still active.
	A business license (#M08-00206) was issued for a Motel use (Super 8) located at 1213 South Las Vegas Boulevard. The license is still active.
08/03/11	A Code Enforcement case (#104395) was issued for an occupancy investigation for work completed without permits located at 1215 South Las Vegas Boulevard. The case was resolved on 08/13/12.

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Related Building Permits/Business Licenses	
12/21/11	A business license (#C05-02782) was issued for a Tobacco Dealer use (Super 8) located at 1213 South Las Vegas Boulevard. The license is still active.
08/29/12	A business license (#L15-00218) was issued for a Package Liquor Sales use (Super 8) located at 1213 South Las Vegas Boulevard. The license is still active.
02/18/14	A building permit (#243292) was issued for a parking lot (Super 8) located at 516 Park Paseo. The permit was finalized on 03/12/14.
02/19/15	A Code Enforcement case (#150769) was issued for illegal plumbing and construction located at 1215 South Las Vegas Boulevard. The case was resolved on 03/16/15.
06/11/15	A Code Enforcement case (#155909) was issued for illegal temporary signage located at 1215 South Las Vegas Boulevard. The case was resolved on 06/25/15.
10/20/15	A building permit (#300646) was issued for tenant improvements (Thunderbird Hotel) located at 1215 South Las Vegas Boulevard. The permit was finalized on 01/11/17.
10/26/15	A Code Enforcement case (#160588) was issued for a pool with stagnant water located at 1215 South Las Vegas Boulevard. The case was resolved on 10/27/15.
12/06/16	A building permit (#331349) was issued for a wall sign (Thunderbird Hotel) located at 1215 South Las Vegas Boulevard. The permit was finalized on 01/11/17.
02/18/16	A business license (#G64-00903) was issued for an Automated Teller Operator use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.
02/22/16	A business license (#P64-00045) was issued for a Tavern use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#G64-01163) was issued for a Night Club use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#G64-01164) was issued for a Tobacco Dealer use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#L64-00079) was issued for a Tavern use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.

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Related Building Permits/Business Licenses	
03/28/16	A business license (#P64-00046) was issued for a Wedding Chapel use (Thunderbird Wedding Chapel) located at 1215 South Las Vegas Boulevard. The license is still active.
04/25/16	A business license (#P62-00314) was issued for a Gaming-Restricted use (Thunderbird Lounge) located at 1215 South Las Vegas Boulevard. The license is still active.
04/28/16	A business license (#G64-02897) was issued for a Hotel use (Thunderbird Hotel) located at 1215 South Las Vegas Boulevard. The license is still active.
06/01/16	A business license (#G64-03550) was issued for a Photography Business use (Thunderbird Wedding Chapel) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#G64-03551) was issued for a Handbill and Oral Solicitation use (Thunderbird Wedding Chapel) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#G64-03553) was issued for a General Retail Sales use (Thunderbird Wedding Chapel) located at 1215 South Las Vegas Boulevard. The license is still active.
	A business license (#G64-03889) was issued for a Coin Amusement Machine use (Thunderbird Wedding Chapel) located at 1215 South Las Vegas Boulevard. The license is still active.

Pre-Application Meeting	
12/20/16	A Pre-Application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning & Site Development Plan Review for a proposed 15-story, 195-foot tall Mixed-Use development use consisting of 370 residential units and 16,060 square feet of retail space.

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
01/05/17	The subject site contains two motels with a tavern, wedding chapel, retail space and associated parking facilities.

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Details of Application Request	
Site Area	
Net Acres	3.63

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Hotel/Motel	C (Commercial)	C-1 (Limited Commercial)
	Tavern		
	Wedding Chapel		C-2 (General Commercial)
	General Retail		
	Parking Lot		
North	Hotel/Motel	C (Commercial)	C-2 (General Commercial)
	Wedding Chapel		
	Restaurant		
	Banquet Facility		
	Sexually Oriented Business		
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	Single-Family Detached Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel/Motel	C (Commercial)	C-2 (General Commercial)
	Sexually Oriented Business		
	General Retail		

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
John S. Park Historic Neighborhood	Y
Special Purpose and Overlay Districts	Compliance
Downtown Centennial Plan Overlay District – (Downtown South)	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
Other Plans or Special Requirements	Compliance
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 Downtown Centennial Plan, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	70% along Property Line	100%	Y
• Side (north)	N/A	28 Feet	Y
• Side (south)	N/A	46 Feet	Y
• Rear	N/A	44 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Downtown Centennial Plan, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 0 Linear Feet	0 Trees	21 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	31 Trees	Y
• West	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		0 Trees	52 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	60 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	0 Feet		3 Feet	Y
• East	0 Feet		15 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6 to 8 Foot CMU Wall	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Park Paseo	Local Street	Title 13	50	Y

Streetscape Standards	Required	Provided	Compliance
Downtown Centennial Plan	Five-foot wide amenity zone	Five-foot	Y
	10-foot wide sidewalk	10- Feet	Y
	Date Palm Trees or similar at 25 feet or greater in height at 30-foot intervals along Las Vegas Boulevard	4 Trees	Y

The subject site is a partial block frontage (less than 50%), the Downtown Centennial Plan threshold chart indicates that a covenant running with the land will be required to obtain the property owners consent for future improvements.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Dwelling Units	370 Units	1.25	463				
• Studio							
Guest Parking		1:6 Units	62				
General Retail	16,070 SF	1:175 SF	92				
TOTAL SPACES REQUIRED			617		492		Y*
Regular and Handicap Spaces Required			604	13	483	9	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.