



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC

** STAFF RECOMMENDATION(S) **

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|-------------|---|-----------------------|
| SDR-74032 | Staff recommends DENIAL, if approved subject to conditions: | |

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 353

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

SDR-74032 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 plan, landscape plan, and building elevations, date stamped 08/15/18, except as amended by conditions herein.
3. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no arcades, awnings or canopies on the ground level of the development.
4. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no mechanical equipment screening from the street level where such is required.
5. A Waiver from Downtown Las Vegas Overlay streetscape development standards is hereby approved, to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required.
6. A Waiver from Downtown Las Vegas Overlay parking lot screening development standards is hereby approved, to allow no parking lot screening fence adjacent to the permanent parking lot where such is required.
7. A Waiver from Downtown Las Vegas Overlay parking lot landscaping development standards is hereby approved, to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.
8. A Waiver from Downtown Las Vegas Overlay setback development standards is hereby approved, to allow zero percent of the proposed structure to align with front and corner yard property lines where 70 percent is the minimum allowed.

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9. A Waiver from Downtown Las Vegas Overlay parking development standards is hereby approved, to allow 22 parking spaces where 76 parking spaces are required.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. 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.
14. 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.
15. Provide benches, trash receptacles, tree grates and associated amenities as required by the Downtown Las Vegas Overlay development standards.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street and dedicate a 10-foot radius on both the northeast corner of Main Street and Coolidge Avenue and the northwest corner of Coolidge Avenue and First Street prior to the issuance of any permits.

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18. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Main Street, First Street, and Coolidge Avenue adjacent to this site concurrent with on-site development activities. New improvements in the area required to be dedicate shall match improvements constructed by the City on Main Street unless otherwise allowed by the City Engineer. 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.
19. Concurrent with development, this site shall construct public sewer in Coolidge Avenue from the large diameter interceptor in Casino Center Boulevard to this site. Alternatively, meet with the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541) to discuss an alternate sewer connection location which has the capacity to handle the proposed development.
20. Contact the City Engineer's Office at 702-229-6739 to coordinate the development of this project with the "Coolidge Avenue Main Street to Fourth Street" project and the "Main/Commerce One Way Couplet" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Landscape and maintain all unimproved rights-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.
22. 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 or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 38,656 square-foot Hotel building located on the north side of Coolidge Avenue between Main Street and 1st Street.

ISSUES

- The subject property is located within the 18b Las Vegas Arts District – Area 1 and is subject to the development standards outlined in the Interim Downtown Las Vegas Development Standards (Appendix F).
- Within 18b Las Vegas Arts District of the Downtown Las Vegas Overlay, a Hotel, Motel or Hotel Suites land use is permitted in the C-M (Commercial/Industrial) zoning district.
- A Waiver of architectural design development standards has been requested, to allow no arcades, awnings or canopies on the ground level of the development. Staff does not support this request.
- A Waiver of architectural design development standards has been requested, to allow no mechanical equipment screening from the street level where such is required. Staff does not support this request.
- A Waiver of streetscape development standards has been requested, to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required. Staff does not support this request.
- A Waiver of parking lot screening development standards has been requested, to allow no parking lot screening fence adjacent to the permanent parking lot where such is required. Staff does not support this request.
- A Waiver of parking lot landscaping development standards has been requested, to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required. Staff does not support this request.
- A Waiver of setback development standards has been requested, to allow zero percent of the proposed structure to align with front and corner yard property lines where 70 percent is the minimum allowed. Staff does not support this request.
- A Waiver of parking development standards has been requested, to allow 22 parking spaces where 76 parking spaces are required. Staff does not support this request.

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ANALYSIS

This project is located on the north side of Coolidge Avenue between Main Street and 1st Street in the Downtown Las Vegas Overlay – 18b Las Vegas Arts District. The applicant proposes to construct a four-story 38,656 square-foot, 76-room Hotel, with an associated restaurant, pool and permanent parking lot area. The subject site has a zoning designation of C-M (Commercial/Industrial), which allows the proposed Hotel as a permitted land use.

The overall site consists of two parcels which total 0.80 acres in area. Vehicular access is provided via Main Street on the west and 1st Street on the east perimeter of the subject site, which provides ingress and egress to a permanent parking lot at the rear of the building. The applicant has requested a waiver to allow no parking lot screening fence adjacent to the permanent parking lot where such is required. The primary pedestrian access to the building is located on the eastern perimeter of the site from 1st Street through a front entry courtyard adjacent to the proposed restaurant and pool area.

Per the submitted Site Plan the proposed structure is eight feet from the front property line adjacent to Coolidge Avenue, six-feet from the Main Street corner property line and 15-feet from the 1st Street corner property line, which is zero-percent of the overall building façade where 70 percent is required. Minor deviations from this requirement, not to exceed a distance of five (5) feet from the property line, are allowed and will be reviewed by Staff on a case-by-case basis upon verification of special and unique conditions applicable to a specific lot or structures. The applicant has requested a waiver of Downtown Las Vegas Overlay front and corner side yard setback development standards to allow this deviation.

The submitted site plan indicates the proposed development will provide 22 parking spaces, including two van-accessible ADA parking space in the rear of the site, which does not meet Title 19.12 parking requirements for a 76-room hotel development, which requires one parking space per guest room. The applicant has requested a waiver to allow 22 parking spaces where 76 parking spaces are required.

Per Appendix F Interim Downtown Las Vegas Permanent Parking Lot development standards 10 square feet of interior parking lot landscaping is required per parking space. The submitted drawings indicate that 22 parking lot spaces are provided onsite, which would require 220 square feet of landscape surface area within the parking lot area. The submitted drawings indicate that two 108 square-foot landscape planters will be provided on the western perimeter of the parking lot area adjacent to the Main Street ingress/egress, which provide a total of 216 square-feet of landscape surface area which does not comply with permanent parking lot development standards. As such, the applicant has requested a waiver to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.

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Streetscapes in conformance with the Interim Downtown Las Vegas Streetscape Standards have been provided along Main Street and 1st Street, the streetscape improvements have already been installed in this area by the City of Las Vegas. However, on Coolidge Avenue streetscape development standards have not been met with regard to the required 10-foot width of the sidewalk and five-foot width of the amenity zone area. The submitted drawings indicate that the streetscape will be a total of two-feet along a portion of the Coolidge Avenue; with a zero-foot wide amenity zone and two-foot wide sidewalk located within the public right-of-way; with a 10-foot sidewalk located on private property. The subject site qualifies as a majority block frontage as outlined in the Interim Downtown Las Vegas Development Standards Threshold document, which indicates all streetscape improvements shall be implemented for this development. As such, the applicant has requested a waiver to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required. In addition, the Department of Public Works has concerns with submitted site plan drawings as they fail to show the required five-foot dedication along Main Street which is not shown and a planter is proposed in these areas. The Department of Public Works indicates landscaping is allowed in the five-foot area, but not a permanent planter wall. Additionally the drop off area on Coolidge Avenue is not compliant with City's current project for Coolidge Avenue. A condition of approval has been added, which will require the applicant to contact the City Engineer's Office and coordinate the development of this project with the "Coolidge Avenue Main Street to Fourth Street" project and the "Main/Commerce One Way Couplet" project, and any other public improvement projects adjacent to this site.

Since the streetscape improvements have already been installed by the City of Las Vegas on Main Street and 1st Street, the submitted landscape plan indicates that 15 Palo Brea trees at 25-30-foot intervals are provided on these two street frontages. On the Coolidge Avenue street frontage the applicant has proposed to install two Cape Honeysuckle trees adjacent to the southwest and southeast corners of the site, in addition the submitted landscape plan does not indicate the size of the two proposed streetscape trees. Per Downtown Las Vegas Overlay development standards all north-south streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20 feet intervals. In addition, all east-west streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20 feet intervals. As such, the applicant has requested a waiver to allow the existing and proposed streetscape deviations.

The submitted drawings depict a four-story, 45.5-foot tall hotel structure measured to the top of the roof line. The buildings elevations indicate the building will be constructed with a brown solid panel building facade with a combination of frosted and clear glass with metal louvers. The proposed building elevations have been designed with articulated roof lines. However, the applicant has requested a waiver of architectural design development standards to allow no arcades, awnings or canopies on the ground

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level of the development. In addition, the applicant has requested a waiver of architectural design development standards to allow no mechanical equipment screening from the street level where such is required for the proposed to address Mechanical Equipment (#9 – Water/Gas Meter, #14 - Transformer, #15 – Electrical Meter and #16 – RPDA Box) as indicated on the site plan, which are not screened from street level and surrounding building views.

The site plan does appear to allow for onsite placement of the above-ground backflow prevention assembly/assemblies. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing and fire flow availability. Parcel lot consolidation will be required prior to civil plan approval. The Southern Nevada Water Authority (SNWA) Regional Connection Fees will be assessed on a per room basis and all fees for the water facilities will be due prior to civil plan approval and building permit issuance.

As the proposed development is inconsistent with Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping standards staff recommends denial of the proposed Site Development Plan Review request.

FINDINGS (SDR-74032)

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 hotel development is not compatible with the adjacent commercial developments in the area as evidenced by the required waivers of the Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping standards.

2.The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed hotel development does not comply with established Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping development standards as evidenced by the requested waivers.

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

Site access is provided from Coolidge Avenue and 1st Street, which are both 80-foot Major Collector and Main Street a 80-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The building will be constructed with a brown solid panel building facade with a combination of frosted and clear glass with metal louvers, which are appropriate for this area of the city.

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 building elevations have been designed with articulated roof lines. However, the proposed development requires waivers or architectural design development standards to allow no arcades, awnings or canopies on the ground level of the development and no mechanical equipment screening from the street level for the proposed water/gas meter, transformer, electrical meter, RPDA box. Staff does not support the requested architectural design waivers.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

| |
|---|
| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i> |
| There are no relevant City Actions associated with the subject site. |

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| Most Recent Change of Ownership | |
|--|--|
| 03/13/15 | A deed was recorded for a change in ownership. |

| Related Building Permits/Business Licenses |
|--|
| There are no related Building Permits or Business Licenses associated with the subject site. |

| Pre-Application Meeting | |
|--------------------------------|---|
| 07/09/18 | A Pre-Application meeting was conducted with the applicant to review the application materials and submittal requirements for a Site Development Plan Review for a proposed hotel development |

| Neighborhood Meeting |
|--|
| A Neighborhood meeting was not required, nor was one held. |

| Field Check | |
|--------------------|---|
| 08/02/18 | Staff conducted a routine site visit and found the subject site to be with a well maintained undeveloped site with existing streetscape improvements located on Main Street and 1 st Street. |

| Details of Application Request | |
|---------------------------------------|------|
| Site Area | |
| Net Acres | 0.80 |

| Surrounding Property | Existing Land Use Per Title 19.12 | Planned or Special Land Use Designation | Existing Zoning District |
|-----------------------------|--|--|---------------------------------|
| Subject Property | Undeveloped | MXU (Mixed Use) | C-M (Commercial / Industrial) |
| North | Bail Bonds | MXU (Mixed Use) | C-M (Commercial / Industrial) |
| South | General Retail | MXU (Mixed Use) | C-M (Commercial / Industrial) |

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| Surrounding Property | Existing Land Use Per Title 19.12 | Planned or Special Land Use Designation | Existing Zoning District | Office, Other than Listed |
|----------------------|-----------------------------------|---|--------------------------|---------------------------|
| | | | | Multi-Family Residential |
| West | | Auto Repair Garage | C (commercial) | |
| | | General Retail | | |

| Master and Neighborhood Plan Areas | Compliance |
|--|-------------------|
| No Applicable Master Plan Area | N/A |
| Special Area and Overlay Districts | Compliance |
| A-O (Airport Overlay) District (200 Feet) | Y |
| DCP-O (Downtown Las Vegas Overlay) – 18b Las Vegas Arts District | Y |
| LW-O (Live/Work Overlay) District | Y |
| Other Plans or Special Requirements | Compliance |
| Trails | N/A |
| Las Vegas Redevelopment Plan Area | Y |
| Interlocal Agreement | N/A |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A |
| Project of Regional Significance | N/A |

DEVELOPMENT STANDARDS

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

| Standard | Required/Allowed | Provided | Compliance |
|--------------------|-------------------------|-----------------|-------------------|
| Min. Setbacks | | | |
| • Front | 70% along Property Line | 0% | *N |
| • Corner Side (SW) | 70% along Property Line | 0% | **N |
| • Corner Side (SE) | 70% along Property Line | 0% | ***N |
| • Rear | N/A | 69 Feet | Y |
| Trash Enclosure | | | Y |

JB

SDR-74032 [PRJ-73937]

| | | | |
|-----------------|---------------------------------------|---------------------------------------|-------|
| | Screened, Gated, w/ a Roof or Trellis | Screened, Gated, w/ a Roof or Trellis | |
| Mech. Equipment | Screened | Not Screened | ****N |

*Per the submitted site plan the proposed structure is eight feet from the front property line adjacent to Coolidge Avenue.

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**Per the submitted site plan the proposed structure is six-feet from the Main Street corner property line.

***Per the submitted site plan the proposed structure is 15-feet from the 1st Street corner property line.

The applicant has requested a waiver of Downtown Las Vegas Overlay front and corner side yard setback development standards to allow this deviation.

****The applicant has requested a waiver of architectural design development standards, to allow no mechanical equipment screening from the street level where such is required.

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

| Landscaping and Open Space Standards | | | | |
|---|--|--------------|-----------------|-------------------|
| Standards | Required | | Provided | Compliance |
| | Ratio | Trees | | |
| Parking Area Trees | 10 SF of interior parking lot landscaping is required per parking space or 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces | 220 SF | 216 SF | *N |

| Street Name | Functional Classification of Street(s) | Governing Document | Actual Street Width (Feet) | Compliance with Street Section |
|------------------------|---|-----------------------------------|-----------------------------------|---------------------------------------|
| Main Street | Primary Arterial | Master Plan of Streets & Highways | 80 | Y |
| Coolidge Avenue | Collector Street | Master Plan of Streets & Highways | 80 | Y |
| 1 st Street | Collector Street | Master Plan of Streets & Highways | 80 | Y |

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Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

| Streetscape Standards | Required | Provided | Compliance |
|--|--|---------------------------|-------------------|
| Coolidge Avenue (east/west street) | 5' amenity zone | 0' amenity zone | *N |
| | 10" sidewalk | 2' sidewalk | *N |
| | Sidewalk amenities | Not Indicated | By Condition |
| | Street trees 36"box shade trees at 20' intervals | Two 36" box shade trees | *N |
| Main Street (north/south street) | 5' amenity zone | 5' amenity zone | Y |
| | 10" sidewalk | 10' sidewalk | Y |
| | Sidewalk amenities | Not Indicated | By Condition |
| | Street trees 36"box shade trees at 20' intervals | Eight 36" box shade trees | *N |
| 1 st Street (north/south street) | 5' amenity zone | 5' amenity zone | Y |
| | 10" sidewalk | 10' sidewalk | Y |
| | Sidewalk amenities | Not Indicated | By Condition |
| | Street trees 36"box shade trees at 20' intervals | Seven 36" box shade trees | *N |

| Parking Requirement - Downtown | | | | | | | |
|---|--|---------------------------------|-----------------|--------------|-------------------|--------------|----|
| Use | Gross Floor Area or Number of Units | Base Parking Requirement | Provided | | Compliance | | |
| | | | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Hotel | 76 Guest Rooms | 1:Guest Room | 76 | | | | |
| TOTAL SPACES REQUIRED | | | 76 | | 22 | | *N |
| Regular and Handicap Spaces Required | | | 72 | 4 | 20 | 2 | *N |

*Projects located within the Downtown Las Vegas Overlay - Area 1 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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| Waivers | | |
|--|--|-----------------------------|
| Requirement | Request | Staff Recommendation |
| Architectural design development standards require arcades, awnings or canopies on the ground level of the development | To allow no arcades, awnings or canopies on the ground level of the development. | Denial |
| Architectural design development standards require all mechanical equipment to be screened from the street level. | To allow no mechanical equipment screening from the street level where such is required | Denial |
| Streetscape development standards require a five-foot amenity zone, ten-foot sidewalk and 36" box street trees spaced at 20-foot intervals | To allow a two-foot wide sidewalk and zero-foot amenity zone along a portion of Coolidge Avenue and deviations from street tree placement | Denial |
| Permanent Parking Lot landscaping development standards require ten square feet of interior parking lot landscaping is required per parking space or 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces | To allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required. | Denial |
| Setback development standards require the proposed structure to align with 70 percent of the front and corner yard property line. | To allow zero percent of the proposed structure to align with the front and corner yard property line where 70 percent is the minimum allowed. | Denial |
| Per Title 19.12 a 76-Unit Hotel development required one space per guest room for a total of 76 parking spaces. | To allow 22 parking spaces, where 76 parking spaces are required. | Denial |