



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-73296	Staff recommends APPROVAL, subject to conditions: .	
SDR-73297	Staff recommends APPROVAL, subject to conditions:	SUP-73296

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 104 - SUP-73296 and SDR-73297

PROTESTS 0 - SUP-73296 and SDR-73297

APPROVALS
0 - SUP-73296
1 - SDR-73297

**** CONDITIONS ****

SUP-73296 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16509).
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 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, as well as submitted as part of any business license application.
5. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-73297 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16509).
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 and building elevations date stamped 08/07/18, and landscape plans date stamped 08/09/18, except as amended herein.
4. A Waiver from Title 19 Appendix F standards is hereby approved, to allow zero percent of the building façade to be located at the front and corner side property lines.
5. A Waiver from Title 19 Appendix F temporary parking lot standards is hereby approved to allow zero temporary parking lot trees.
6. A Waiver from Title 19 Appendix F temporary parking lot standards is hereby approved to allow no temporary parking perimeter landscaping where such is required.
7. A Waiver from Title 19 Appendix F standards is hereby approved to allow a flat, unarticulated roofline.
8. The approval of the temporary parking lot located at the northwest corner of Symphony Park Avenue and Grand Central Parkway shall be limited to 36-months from the completion of said facility unless an Extension of Time is approved by the City Council.

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9. The temporary parking lot located at the northwest corner of Symphony Park Avenue and Grand Central Parkway is governed by Title 19 Appendix F temporary parking lot standards. When the parcels associated with the temporary parking lot are developed in a permanent manner, the landscape and trail provisions of the approved Review of Conditions (ROC-6467 and ROC-6466) shall apply.
10. The temporary parking lot shall have a paved surface and be striped. Bumpers or tire stops shall be provided for all parking spaces directly abutting a sidewalk, landscape area, street, or alley.
11. The streetscape on the west side of Grand Central Parkway south of Symphony Park Avenue shall consist of a 10-foot sidewalk back of curb and a minimum 20-foot landscape buffer back of sidewalk. All street trees shall be minimum 36-inch box and spaced 20 feet on-center.
12. The streetscape on the south side of Symphony Park Avenue shall consist of a 5-foot landscape buffer back of curb, a ten-foot sidewalk, and a minimum 14-foot landscape buffer back of sidewalk. All street trees shall be minimum 36-inch box and spaced 20 feet on-center.
13. Coordinate with the Department of Planning to determine the appropriate landscaping within the five-foot landscape buffer area back of curb on the south side of Symphony Park Avenue, prior to, or at the time of, civil improvement plan submittal.
14. 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.
15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
16. All utility or mechanical equipment shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development, or through the use of shrubs and landscaping.
17. The installation of above ground utility equipment shall conform to the provisions of Title 19 Appendix F.

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18. 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.
19. 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.
20. Master Sign Plan (MSP-6344) shall be amended to include all signage proposed for the expo center, the parking structure, and temporary parking lot, if applicable. Master Sign Plan approval by the City of Las Vegas is required prior to the issuance of any sign permits.
21. 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.
22. 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.
23. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
24. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

24. Dedicate additional right of-way for a right turn lane on southbound City Parkway Avenue prior to the issuance of permits. Coordinate with the City Traffic Engineer to determine an acceptable geometric design for the required right turn lane. Construction of the right turn lane is not required.

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25. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along City Parkway, Grand Central Parkway, and Symphony Park Avenue 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. A "pan style" driveway may be used as long as the sidewalk path along the public streets comply with Americans with Disabilities Act (ADA) guidelines.
26. The emergency access drive on City Parkway may be used during peaking events with appropriate traffic control. In the future, this driveway will be restricted to right-in/right-out access.
27. Any new sewer connections must be connected to the existing 21-inch sewer line in Grand Central Parkway.
28. Landscape and maintain all unimproved rights-of-way, if any, 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.
29. Submit a License Agreement for landscaping and private improvements, if any, in the Grand Central Parkway and Symphony Park Avenue public rights-of-way adjacent to this site prior to this 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 encroaching in 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

30. 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.
31. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for an expansion to the existing World Market Center campus located at the northwest and southwest corners of Symphony Park Avenue and Grand Central Parkway. The proposed expansion includes a one-level, 315,756 square-foot commercial building (expo center) and a 1,262 space temporary parking lot.

ISSUES

- The building elevations have been revised so that the site is now in compliance with the Airport Overlay District, and as such, the applicant has submitted a withdrawal without prejudice request for the companion Special Use Permit (SUP-73296).
- The proposed expansion to the World Market Center campus includes a one-level, 315,756 square-foot exposition center and a temporary 1,262 space surface parking lot.
- The proposed expo center will be located at the southwest corner of Symphony Park Avenue and Grand Central Parkway, and the temporary parking lot will be located at the northwest corner of Symphony Park Avenue and Grand Central Parkway.
- The temporary structures located on the parcels north of Symphony Park Avenue will be removed to accommodate the proposed temporary parking lot.
- The existing surface parking lot south of Symphony Park Avenue will be removed to accommodate the new building.
- A waiver to allow zero percent of the building façade to be located at the front and corner side property lines where 70 percent is required has been requested. Staff recommends approval of the request.
- A waiver to allow a flat, unarticulated roofline has been requested. Staff recommends approval of the request.
- A waiver to allow no temporary parking lot landscaping has been requested. Staff recommends approval of the request.

ANALYSIS

The request is for a proposed expansion to the existing World Market Center campus located at the northwest and southwest corners of Grand Central Parkway and Symphony Park Avenue. The expansion includes a one-level, 315,756 square-foot exposition center and a 1,262 space temporary parking lot.

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The subject site is located within the Market District of the Downtown Las Vegas Overlay (DTLV-O) and is subject to Title 19 Appendix F Area 1 development standards. The Market District is also located within the Las Vegas Redevelopment Plan Area and the site is designated MXU (Mixed Use), which is intended for a variety of commercial and mixed-use development. The proposed development will expand on the existing World Market Center campus, which is currently comprised of three furniture showroom buildings and a parking garage. It is anticipated that the proposed exposition center will be utilized as a convention hall that will be available to host events year-round.

A one-level, 315,756 square-foot exposition center is proposed at the southwest corner of Symphony Park Avenue and Grand Central Parkway. Of the total floor area, 194,785 square feet will consist of expo space. The building height is 57 feet to the top of the roof parapet. A new drive is proposed to accommodate taxis and passenger drop-off adjacent to Symphony Park Avenue. Bus loading and staging will occur within an area adjacent to Grand Central Parkway. New truck loading docks will be installed on the west side of the existing parking garage, and the first floor of the garage will be renovated and repurposed for exposition center use. The new building will be attached to both the existing World Market Center Building C and the existing parking garage, and interior access will be provided between the buildings. Interior to the site, a new pedestrian walkway will connect the expo center with the existing World Market Center buildings. Vehicular access is provided via one drive from Grand Central Parkway, and three drives and one controlled access drive from Symphony Park Avenue.

A 1,262 space temporary surface parking lot is proposed at the northwest corner of Symphony Park Avenue and Grand Central Parkway. The lot will accommodate automobile parking and will receive access via one drive from Grand Central Parkway, and one drive from Symphony Park Avenue. The proposed temporary parking lot will be paved and striped as required by Title 19 Appendix F standards, and a condition of approval has been included to ensure that wheel stops are used for all spaces abutting landscaping or sidewalks. The existing structures that are currently located on site will be removed to accommodate the proposed parking lot. Title 19 Appendix F development standards allow a temporary parking lot to be utilized for no longer than three years. The City Council may allow an extension to the three-year time limit with the approval of an Extension of Time application.

For the portion of the subject site located south of Symphony Park Avenue, the streetscape requirements are dictated by the provisions of the original site plan review [Z-100-97(3)], and Review of Conditions (ROC-6466 and 6467), while the portion of the development on the north side of Symphony Park Avenue is governed by the temporary parking lot standards identified within Appendix F. Review of Condition (ROC-6467) requires a trail to be installed along the Grand Central Parkway and Symphony Park Avenue frontages with a cross section consisting of a 10-foot sidewalk (trail) and five feet of landscaping on either side of the path. Review of Condition (ROC-6466) allows the landscaping and trail/streetscape to be completed in phases as new World Market Center buildings are constructed.

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Along Grand Central Parkway between the southern project limits and Symphony Park Avenue, the provided cross section depicts a 10-foot sidewalk back of curb, and 20 feet of landscaping behind the sidewalk, which exceeds the width of the trail cross section required by ROC-6467. The buffer areas are planted with 36-inch box Palo Verdes spaced 20 feet on-center where not conflicting with existing utility boxes. While it is preferable to have a detached sidewalk at this location, grade issues and utility conflicts make the installation of a detached sidewalk unfeasible. The proposed trail will match the constructed portion of the 10-foot trail that extends south to Bonneville Avenue, and the increased landscape buffer width will help provide additional screening for the existing utility boxes along the Grand Central Parkway street frontage. Interior to the site, landscaping includes Date Palms, 24-box inch Chaste Trees, 36-inch box Drake Elms, and numerous five-gallon shrubs. No landscaping is required or proposed along the I-15 frontage adjacent to the west property line.

Along the Symphony Park Avenue southern frontage, the provided cross section indicates a five-foot landscaped amenity zone back of curb, a detached 10-foot sidewalk, and a 14-foot landscape area back of sidewalk. The 14-foot landscape buffer areas are planted with 36-inch box Hybrid Mesquites, Palo Verdes and Date Palms spaced 20 feet on-center. No landscaping is shown within the five-foot landscape buffer, and a condition of approval has been included to ensure that the appropriate landscaping is included prior to the approval of civil improvement plans. The trail provided along this frontage is in substantial compliance with the trail provisions of ROC-6467.

Due to the temporary nature of the proposed parking lot on the north side of Symphony Park Drive, the landscaping and trail provisions associated with the approved Review of Conditions (ROC-6466 and ROC-6467) do not apply to this portion of the site until it is permanently developed. Instead, temporary parking lot landscaping is governed by Title 19 Appendix F, which specifies that two of five landscaping provisions must be met in order to satisfy the landscaping and screening requirements for this use. The five provisions are as follows:

- Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage(s) that immediately abut the site; or
- A 42-inch high ornamental screen fence installed along the street frontage line(s) in conformance with the applicable parking screening standards herein; or
- A permanent artistic installation as approved by Staff for the street frontage(s) that immediately abut the site, to be properly maintained through the duration of the temporary parking lot interim use; or
- A five-foot wide perimeter landscape buffer provided along the front and corner side yard setback lines, planted with a minimum of five-gallon shrubs so as to form a continuous hedge along the frontage lines of the property; or

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- A minimum of ten square feet of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every six parking spaces with four 1-gallon sized shrubs per tree.

The site does not adhere any of the required temporary parking lot landscaping provisions, with the exception of an unimproved buffer area adjacent to the site, and a waiver has been requested to provide relief from these requirements. Staff recommends approval of the request due to the temporary nature of the site, and because the site is conditioned to fully comply with the landscape trail standards of ROC-6466 and ROC-6467 once the site is developed in a permanent manner.

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. The World Market Center holds twice-annual furniture markets, which results in the greatest parking demand for the campus. Outside of these market occurrences, events will only be held within the exposition center, which greatly reduces the site parking demand. Historically, the parking standards used as a baseline for the project have varied due to the unique nature of the World Market Center, but previous phases of the World Market Center campus have been generally calculated at 0.86 spaces per 1,000 square feet of gross floor area. This building expansion of the World Market Center campus utilizes the same parking standard as the previous phases. The proposed 315,756 square-foot building addition will result in a total World Market Center building area of 5,159,169 square feet, which equates to 4,438 required parking spaces. The site plan indicates 3,113 spaces within the existing parking garage, a 1,262-space temporary parking lot, and 155 miscellaneous existing parking spaces, which equates to 4,530 total parking spaces. Truck loading is located at the rear of the site, and areas on the north and east sides of the building will be used for bus staging and taxi loading.

The floor plans depict interior access between the exposition center, existing Building C, and the repurposed first floor areas of the existing parking garage. A waiver to allow zero percent of the building façade to be located at the front and corner side property lines where 70 percent is required has been requested. Staff recommends approval of the request as the existing World Market Center structures generally dictate the location of the proposed building. A waiver has also been requested to allow a flat roof where Appendix F requires an articulated roofline. This waiver is recommended for approval, as a vertical component to the building could be considered in future development phases. The elevations depict building materials, color palettes, and design themes that match that of the existing Building C and the remainder of buildings within the World Market Center campus.

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With approval of the requested waivers, the proposed development will be in conformance with all previous World Market Center approvals, Title 19 Appendix F, and the objectives of the Downtown Las Vegas Overlay Market District. This phase of the World Market Center development is compatible with the existing development, and continues the design theme utilized throughout the market's campus. The development of this site continues the progress towards the final World Market Center build-out, and Staff recommends approval of the Site Development Plan Review with all requested waivers.

The proposed building is located within the 175-foot zone of the A-O (Airport Overlay) District. Comments received from the Clark County Department of Aviation included the following:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

Conditions of approval have been added to address these issues and staff recommends approval of the request.

FINDINGS (SUP-73296)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The overall design of the building compliments the current design of the existing buildings at the World Market Center and the surrounding area. The proposed expansion of the World Market Center is consistent with the Downtown Las Vegas Master Plan Market Center District and is compatible with surrounding land uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is suitable for a building of this size and height, and is consistent with previous World Market Center approvals.

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

Principal access to the site is provided from Grand Central Parkway, a 105-foot wide Primary Arterial as indicated on the Master Plan of Streets and Highways. Outside of the twice-annual market events, Grand Central Parkway has sufficient capacity to accommodate the proposed use. Secondary access will be provided from Symphony Park Avenue, a 90-foot wide collector street on the Master Plan of Streets and Highways.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit requires that the site be subject to Federal Aviation Administration and Clark County Aviation Department review, and therefore it will not compromise the public's health, safety, or welfare.

5. The use meets all of the applicable conditions per Title 19.12.

There are no applicable Title 19.12 conditions for the requested Special Use Permit; however, additional Conditions of Approval have been added to ensure compliance with the Federal Aviation Administration and Clark County Department of Aviation requirements.

FINDINGS (SDR-73297)

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 overall design of the building compliments the current design of the existing buildings at the World Market Center and the surrounding area. The proposed expansion of the World Market Center is consistent with the goals of the Downtown Las Vegas Overlay Market Center District.

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

With approval of the requested waivers and Special Use Permit, the site will be consistent with the General Plan, Title 19 and other applicable city plans, policies and standards.

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

Principal access to the site is provided from Grand Central Parkway, a 105-foot wide Primary Arterial as indicated on the Master Plan of Streets and Highways. Outside of the twice-annual market events, Grand Central Parkway has sufficient capacity to accommodate the proposed use. Secondary access will be provided from Symphony Park Avenue, a 90-foot wide collector street on the Master Plan of Streets and Highways.

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

The building and landscape materials used are appropriate for the area and 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 development is consistent and compatible with the existing World Market Center Buildings A, B and C. The elevations are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area.

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

The proposed development does not compromise the public's health, safety or general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as a part of an action on a 222 acre site including the subject site. The approval was subject to conditions; including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with the submittal of a Site Development Plan Review for any part of the larger site. The Planning Commission and staff recommended approval of the request.
07/05/00	The City Council approved the Las Vegas Downtown Centennial Plan. The subject site is within the area designated as the Parkway Center.
02/07/01	The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Advertising (Billboard) Signs on the larger site including the subject parcel. The Planning Commission and staff recommended approval of the request.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square-foot commercial development on 36.11 acres at the northeast corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval of the request.
04/03/02	The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Advertising (Billboard) Sign on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.
05/21/03	The City Council approved a Required Review (RQR-1974) of 12 Off-Premise Advertising (Billboard) Signs on a larger site including; the subject parcel. The Planning Commission and staff recommended approval of the request.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square-foot temporary exhibit space on the subject site. The Planning Commission and staff recommended approval of the request.
04/20/05	The City Council approved a Required Review (RQR-6003) of one Off-Premise Advertising (Billboard) Signs on a larger site including the subject site. The Planning Commission and staff recommended approval of the request.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/05	The City Council approved a Review of Condition (ROC-6466) number six of an approved Site Development Plan Review (SDR-4841) to allow required landscaping to be installed in phases where an overall landscaping plan was required for an approved 345,670 square-foot exhibit space on 30.2 acres at 495 S. Grand Central Parkway.
05/18/05	The City Council approved a Review of Condition (ROC-6467) number seven of an approved Site Development Plan Review [Z-0100-97(3)] to change the location of the required trail for an approved 1,000,000 square-foot commercial development on 36.11 acres at 495 South Grand Central Parkway.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for signage of the World Market Center. The Planning Commission and staff recommended approval of the request.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot Phase II commercial center. The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the request.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a four-level, 2,175 space parking garage. Staff recommended approval of the request.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12636) for a 2,097,925 square-foot Phase III commercial building. The Planning Commission recommended approval of the request.
06/07/06	The City Council approved a Review of Condition (ROC-13357) to remove a condition that required that the Off-Premise Advertising (Billboard) Signs on the subject site be removed prior to the issuance of a Certificate of Occupancy for the Phase II building. Signs "B" and "C" were still required to be removed, all others were required to be reviewed at a later date. Staff recommended denial of the request.
06/07/06	The City Council approved a Required Review (RQR-11403) of eight Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel. This approval required the removal of Signs "B" on APN 139-33-610-014 and "C" on APN "C" 139-33-511-005 to be removed within 60 days. Further, it required Signs "C" and "D" on APN 139-33-511-005 to be removed prior to the issuance of permits for Phase III parking structure. The Planning Commission and staff recommended approval of the request.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/07/06	The City Council approved a Required Review (RQR-12065) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. The Planning Commission and staff recommended approval of the request.
06/07/06	The City Council approved a Special Use Permit (SUP-12635) for a 305-foot tall building within the North Las Vegas Airport portion of the A-O (Airport Overlay) District on parcel within the World Market site. The Planning Commission and staff recommended approval of the request.
09/07/06	Staff Administratively approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) for a reduction in the commercial square-footage and revisions to the parking requirements for a commercial development.
10/18/06	The City Council approved an amended Master Sign Plan (MSP-15823) to include; Phase II of the World Market Center development. The Planning Commission and staff recommended approval of the request.
08/15/07	The City Council approved a Required Review (RQR-21496) of on Off-Premise Advertising (Billboard) Sign on one of the subject parcels. A condition of approval requires that the sign be removed prior to the issuance of building permits for any new development on the site. The Planning Commission and staff recommended approval of the request.
09/05/07	The City Council approved a Required Review (RQR-21345) of multiple Off-Premise Advertising (Billboard) Signs on a larger site including; the subject site. The Planning Commission and staff recommended approval of the request.
10/17/07	The City Council approved a Site Development Plan Review (SDR-23606) for a proposed 2,495,091 square-foot commercial center with a Waiver of the Downtown Centennial Plan Build-to-Line standard to allow a 206-foot front setback and the expansion of an approved parking garage on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive and a 2,306 space temporary parking lot on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive. The Planning Commission and staff recommended approval of the request.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/19/08	The City Council approved a Special Use Permit (SUP-30257) to allow a 301-foot building within the 175-foot Airport Overlay District and a Site Development Plan Review (SDR-29870) for a Major Modification to an approved Site Development Plan Review (SDR-23606) for an 18-story, 1,162,255 square-foot commercial building and additional building height with a Waiver of the Downtown Centennial Plan Build-to-Line Standards to allow a 263-foot front setback on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive. Staff and the Planning Commission recommended approval.
03/18/09	The City Council approved a Street Name Change (SNC-32359) to change Discovery Drive to Symphony Park Avenue. Staff and the Planning Commission had recommended approval.
12/03/09	The City Council approved a major amendment (MSP-36336) to an approved Master Sign Plan (MSP-6344) to allow additional wall signage with waivers of Parkway Center Standards. Staff and the Planning Commission had recommended.
12/16/10	The City Council approved a major amendment (MSP-40138) to an approved Master Sign Plan (MSP-6344) to allow additional wall signage with waivers of Parkway Center Standards. Staff had recommended denial and the Planning Commission had recommended approval.
02/09/14	The City Council approved a major amendment (MSP-50453) to an approved Master Sign Plan (MSP-6344) to allow additional LED wall signage and additional freestanding sign. Staff had recommended approval and the Planning Commission had recommended denial.
06/12/18	The Planning Commission voted (6-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the July 10, 2018 Planning Commission meeting.
07/10/18	The Planning Commission voted (7-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the August 14, 2018 Planning Commission meeting.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the September 11, 2018 Planning Commission meeting.

<i>Most Recent Change of Ownership</i>	
09/26/17	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
09/15/06	A Building Permit (#C-0474-06) was issued for the parking structure on the subject site. The permit was finalized on 01/29/07.

Pre-Application Meeting	
04/26/18	A pre-application meeting was held and general site-specific issues were discussed.

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

Field Check	
05/01/18	The site south of Symphony Park Avenue is developed with a surface parking lot and a parking structure, and the site north of Symphony Park Avenue is developed with temporary showroom structures.

Details of Application Request	
Site Area	
Net Acres	35.36

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Parking Structure / Surface Parking Lot / Temporary Showroom Structures	MXU (Mixed Use)	PD (Planned Development)
North	Office, other than listed	MXU (Mixed Use)	PD (Planned Development)
South	Commercial Building	MXU (Mixed Use)	PD (Planned Development)
East	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	I-15 Right of Way	MXU (Mixed Use)	PD (Planned Development)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District	Y

Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y*
Project of Regional Significance	Y*

*Development Impact Notification Assessment completed with Z-0100-97(3)

DEVELOPMENT STANDARDS

Pursuant to Appendix F of the Unified Development Code, the following standards apply:

Standard	Required	Provided	Compliance
Min. Setbacks			
• Front	0 Feet	96 Feet	N*
• Side	N/A	0 Feet	Y
• Corner	0 Feet	25 Feet	N*
• Rear	N/A	61 Feet	Y
Max. Lot Coverage	N/A	48 %	Y
Max. Building Height	N/A	57 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	Y
Mech. Equipment	Screened	Screened	Y

*Waiver requested to provide relief from this requirement.

Pursuant to Appendix F of the Unified Development Code, the following standards apply to Temporary Parking Lots:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area Trees	A minimum of 10 SF of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every 6 parking spaces with four 1-gallon sized shrubs per tree	12,620 SF of landscaped area and 211 trees	None	N*

*Waiver requested to allow no parking lot landscaping.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Grand Central Parkway from the southern project boundary to Symphony Park Avenue (per ROC-6467)	A 10-foot sidewalk and a 5-foot amenity zone on either side of the sidewalk	A 10-foot sidewalk and a 5-foot amenity zone back of sidewalk	Y
Grand Central Parkway from Symphony Park Avenue to North City Parkway (Per Appendix F)	A 5-foot wide perimeter landscape buffer provided along the front and corner side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	20-foot landscape buffer area with no street shrubs	N*
South side of Symphony Park Avenue (Per ROC-6467)	A 10-foot sidewalk and a 5-foot amenity zone on either side of the sidewalk	A 10-foot sidewalk, a 5-foot amenity zone back of sidewalk, a 5-foot amenity zone back of curb	Y

Streetscape Standards	Required	Provided	Compliance
North side of Symphony Park Avenue (Per Appendix F)	A 5-foot wide perimeter landscape buffer provided along the front and corner side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	20-foot landscape buffer area with no street shrubs	N*

*Waiver requested to allow no parking lot landscaping.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Central Parkway	Primary Arterial	Planned Streets and Highways Map	105	Y
Symphony Park Avenue	Collector	Planned Streets and Highways Map	90	Y
North City Parkway	Primary Arterial	Planned Streets and Highways Map	70	Y

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	
World Market Center Bldg. A	1,286,829 SF	0.86 spaces / 1,000 SF GFA	1,107				
World Market Center Bldg. B	1,577,731 SF	0.86 spaces / 1,000 SF GFA	1357				

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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	
World Market Center Bldg. C	1,978,856 SF	0.86 spaces / 1,000 SF GFA	1,701				
World Market Center Expo Center	315,756 SF	0.86 spaces / 1,000 SF GFA	272				
TOTAL SPACES REQUIRED			4,438		4,530		Y
Regular and Handicap Spaces Required			4,383	55	4,456	74	Y

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.

Waivers		
Requirement	Request	Staff Recommendation
70% of building façade be located at the front and corner side property lines	0% of the building façade located at the front and corner side property lines	Approval
An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides.	To allow a flat, unarticulated roofline.	Approval
A minimum of 10 SF of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every 6 parking spaces with four 1-gallon sized shrubs per tree.	Allow zero temporary parking lot trees	Approval

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A 5-foot wide perimeter landscape buffer provided along the front and corner side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	Allow no temporary parking lot shrubs	Approval