

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

SDR-73917 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 date stamped 07/23/18, landscape plans date stamped 07/19/18, and building elevations and floor/level plans date stamped 07/02/18 except as amended by conditions herein.
3. The following waivers from Symphony Park Design Standards are hereby approved:
 - a. To allow zero percent of the building facade to be located at the build-to line along Promenade Place where Section 1.9.2 of the Symphony Park Design Standards requires 100 percent.
 - b. To allow zero percent of the building façade to be located at the build-to-line along Grand Central Parkway and West Clark Avenue where Section 1.9.3 of the Symphony Park Design Standards requires 75%.
 - c. To allow a 25-foot setback from the build-to-line along Promenade Place where no building setback is allowed.
 - d. To allow a 20-foot setback from the build-to-line along Clark Avenue where 10 feet is the maximum allowed per Section 4.2 of the Symphony Park Design Standards.
 - e. To allow a parking garage along Promenade Place where Section 1.5.5 of the Symphony Park Design Standards allows only retail and restaurant uses along this frontage.
 - f. To allow exposed parking along Promenade Place and Clark Avenue where Section 1.6.4 of the Symphony Park Development Standards only allows exposed parking for Parcel B along Grand Central Parkway.
 - g. To allow sloping parking structure floors and ramps to be exposed to public view along the north building façade where such is not allowed per Section 3.11.1 of the Symphony Park Development Standards.
 - h. To allow one opportunity site for art related spaces within the development where Section 1.12.1 of the Symphony Park Development Standards requires four for each parcel.

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- i. To allow an 11-foot, 6-inch tall storefront height where Section 3.7.1 of the Symphony Park Development Standards requires a minimum storefront height of 16 feet.
 - j. To allow an excess of 2% of the building face for wall signage, and to allow more than one sign per building face. All proposed signage will require SPDRC approval prior to the issuance of a sign permit.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All utility or mechanical equipment shall comply with the provisions of the Symphony Park Development Standards, unless approved by a separate Waiver.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted to the Symphony Park Design Review Committee prior to an application is made for a building permit. The technical landscape plan shall substantially conform to the landscape and streetscape standards specified in the Symphony Park Design Standards as determined by the Symphony Park Design Review Committee, except as amended herein. 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.
8. 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.
9. Construction documents shall be submitted to the Symphony Park Design Review Committee for review and approval prior to the submittal for building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas City Council and the Symphony Park Design Standards. A letter of approval from the Symphony Park Design Review Committee must be submitted with the building permit application.
10. 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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11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Comply with the approved Symphony Park Traffic Impact Analysis.
14. 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 drainage ways 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

The request is for a four-story parking structure with 23,370 square feet of ground level retail space. The subject site is located on Symphony Park Parcel B at the northeast corner of Grand Central Parkway and West Clark Avenue.

The Symphony Park Design Review Committee (SPDRC) is tasked with reviewing all submitted plans within Symphony Park to ensure compliance with the requirements of the Symphony Park Design Standards. The proposed development and associated block plan was reviewed and conditionally approved by the SPDRC on June 28, 2018.

ISSUES

- The proposed development is located on Parcel B within the Symphony Park Plan Area.
- The Symphony Park Design Review Committee reviewed and conditionally approved a Block Plan and Design Development Review for the proposed four-story parking structure on June 28, 2018. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review request.
- Waivers to the Symphony Park Design Standards may be granted by the City Council upon a recommendation from the SPDRC. Ten waivers of design standards are recommended for approval by the SPDRC. Staff concurs with the findings made by the SPDRC, and recommends approval of the waiver requests.
- The site design will continue to be reviewed and refined in coordination with the SPDRC prior to the issuance of building permits. The review shall be limited to the approved entitlement conditions of approval and the Symphony Park Design Standards.

ANALYSIS

The subject site is located at the northeast corner of Clark Avenue and Grand Central Parkway on Symphony Park Parcel B within the PD (Planned Development) zoning district. Symphony Park is located within the Downtown Las Vegas Overlay District and is governed by the Symphony Park Design Standards Manual. Where silent, Title 19

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development standards apply. Technical aspects of the proposed development and associated block plan were reviewed by the SPDRC, and a conditional approval letter was forwarded to the developer on June 28, 2018. The construction plans for the proposed development will be subject to further review and refinement by the SPDRC prior to the issuance of building permits.

The provided plan set depicts a four-story, 694 space parking structure with 23,370 square feet of ground floor commercial space. The proposed garage will replace a portion of an existing surface parking lot currently situated on the subject site. The surface parking area to the north of the proposed garage will remain as it currently exists. The subject site fronts Grand Central Parkway, Clark Avenue, and Promenade Place. The garage will receive access via drives from Promenade Place and Grand Central Parkway, and provides service access via a drive from Clark Avenue. The proposed ground level commercial space will be located adjacent to portions of Promenade Place, Grand Central Parkway and Clark Avenue.

The Symphony Park Design Standards do not designate setback areas in the same manner as Title 19; rather, a percentage of the ground level of the building must be built to the back of the private sidewalk along street frontages, which is referred to as a “build-to-line.” The design standards specify a 28-foot build-to-line along the Grand Central Parkway frontage, a 15-foot build-to-line along the Promenade Place frontage, and a 15-foot build-to-line along the Clark Avenue frontage. One-hundred percent of the building face is required to be located at the build-to-line along Promenade Place, and 80 percent of the building face is required to be located at the build-to-line along Grand Central Parkway and Clark Avenue. Per Section 4.2 of the design standards, a ten-foot setback from the build-to-line is permitted on Grand Central Parkway and Clark Avenue for the portions of the building not required to be located at the build-to-line.

Due to the nature and expected use of the parking garage, the build-to-line and setback requirements are not being met on any of the street frontages. Zero percent of the building face is located at the build-to-line along Grand Central Parkway, Clark Avenue and Promenade Place. At maximum, the building setbacks from the build-to-line are approximately five feet along Grand Central Parkway, 25 feet along Promenade Place, and 20 feet along Clark Avenue. While the building does not meet the build-to-line or setback requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level. Waivers have been requested to provide relief from the build-to-line and setback requirements, and each waiver request has been detailed in an upcoming section of this report.

The Symphony Park Design Standards contain unique landscape and streetscape requirements that are intended to enhance human comfort, establish exceptional pedestrian appeal, and establish a contemporary identity for this area. The subject site fronts Grand Central Parkway, Clark Avenue, and Promenade Place. Each of the street

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frontages adjacent to the proposed development has a unique theme that is carried throughout the various districts within the Symphony Park Plan Area. While the specifics differ for each street frontage, generally the required amenities include 60-inch box shade trees, 24-foot tall palms, special hardscape treatments, pedestrian lighting, and street furniture such as benches and trash bins. The final streetscape design will continue to be refined in coordination with the SPDRC prior to building permit issuance. A table with streetscape specifics for each street frontage can be reviewed within the “Background Information” section of this report.

The provided landscape plans generally depict, with some variation, the required streetscape trees, shrubs and groundcovers as specified by the design standards. Raised landscape planters are being provided along Clark Avenue. A condition of approval has been included requiring the submittal of a technical landscape plan to ensure substantial compliance with all Symphony Park landscape and streetscape standards.

The Symphony Park Design Standards contain unique site design requirements that are intended to create an aesthetically pleasing, pedestrian oriented environment. The Symphony Park Design Standards dictate specific architectural requirements such as building design, scaling, and massing. The design and material compatibility of the proposal has been thoroughly evaluated by the SPDRC, and further tweaks to the design is expected prior to submittal for building permit.

The majority of the parking garage is screened using custom galvanized metal over painted tube steel. The screening is designed to create a unique façade by accentuating the different lighting and shading conditions present throughout the course of a day. The exposed garage area along Grand Central Parkway is adequately screened. Areas of exposed parking garage along the east building façade will have a finish that matches the existing parking garage across Promenade Place, which will provide continuity along this street frontage. In addition, it is expected that these exposed garage areas along Promenade Place can be also utilized for different forms of public art. The northern garage façade is fully exposed; however, it is expected that future development on the remainder of Parcel B will provide adequate screening for the garage. It is anticipated that super graphic signage will be incorporated into the building to function as public art, and a waiver has been requested to allow the SPDRC flexibility in approving wall signage for this site. On the ground floor, the retail spaces utilize storefront glazing and canopies throughout.

The applicant has requested a number of waivers to the Symphony Park Design Standards, which have been evaluated by the SPDRC. Waivers to the Symphony Park Design Standards may be granted by the City Council upon a recommendation from the SPDRC with clear and convincing evidence for demonstrated economic hardship or to further the City’s redevelopment efforts. After consideration by the SPDRC, the following waivers are recommended for approval:

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- To allow less than 100% of the building frontage at the build-to line along Promenade Place as required by Section 1.9.1 of the Symphony Park Design Standards.

Justification – The build-to-line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, variations to the build-to-lines at this location are acceptable. While the building does not meet the build-to-line requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level.

- To allow less than 75% of the building frontage at the build-to line along the West Clark Avenue and Grand Central Parkway as required by Section 1.9.3 of the Symphony Park Design Standards.

Justification – The build-to-line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, variations to the build-to-lines at this location are acceptable. While the building does not meet the build-to-line requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level.

- To allow a 25-foot setback from the build-to-line along a portion of Promenade Place where no building setback is permitted on this street frontage.

Justification – The setback requirements for this parcel was intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, and that the areas within the setback zone will be utilized for pedestrians, exceeding the maximum setback at this location is acceptable.

- To allow a 20-foot setback from the build-to-line along a portion of Clark Avenue where 10 feet is the maximum allowed per Section 4.2 of the Symphony Park Design Standards.

Justification – The setback requirements for this parcel was intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, and that the areas within the setback zone will be utilized for pedestrians, exceeding the maximum setback at this location is acceptable.

- To allow a non-continuous retail and restaurant zone along Promenade Place where Section 1.5.5 of the Symphony Park Design Standards only allows retail, service and restaurant uses along this frontage

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Justification – The proposed commercial space is not continuous along the entirety of Promenade Place adjacent to the site in order to allow for ingress and egress to the parking garage. The proposed ground level commercial space is located to the south of the garage entrance, and wraps around on Clark Avenue. The area to the north of the entrance will be utilized predominantly for elevators and a stairwell. The remaining area in this northern portion is unsuitable for a commercial tenant space.

- To allow exposed parking frontages along Promenade Place and Clark Avenue where Section 1.6.4 of the Symphony Park Development Standards only allows exposed parking for Parcel B along Grand Central Parkway.

Justification – The proposed parking garage has been designed to minimize the exposure of the parking areas by use of various building materials and panel systems. A small portion of the garage is exposed along the Clark Avenue frontage. Areas of exposed parking garage along Promenade Place will have a finish that matches the existing parking garage across Promenade Place, which will provide continuity along this street frontage. In addition, it is expected that these exposed garage areas along Promenade Place may be utilized for different forms of public art in the future.

- To allow less than four of the listed opportunities for art related spaces within the development as required by Section 1.12.1 of the Symphony Park Development Standards.

Justification – There is one identified art related space planned for the subject site at this time, which is adequate given the proposed site use of a parking garage. It is anticipated that additional art related spaces will be included in the future, and when the remainder of Parcel B is built out.

- To allow an 11-foot, 6-inch tall storefront height where Section 3.7.1 of the Symphony Park Development Standards requires a minimum storefront height of 16 feet.

Justification – The reduced storefront height does not significantly affect the integrity of the streetscape, and as such, a pleasant pedestrian experience can be maintained at this location. In addition, the interior ceiling height of the commercial lease space exceeds 16 feet, which is tall enough to meet the needs of a variety of commercial tenants.

- To allow sloping parking structure floors and ramps to be exposed to public view where such is not allowed per Section 3.11.1 of the Symphony Park Development Standards.

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Justification – The public view of the sloping parking structure floors and ramps is primary provided along the northern building facade, which is adjacent to an existing surface parking lot. It is anticipated that any future development on the remainder of Parcel B will adequately screen the exposed areas of the parking garage.

- To allow an excess of 2% of the building wall area for signage on each building face, and to allow more than one sign per building face.

Justification – This waiver, if approved, gives the SPDRC the flexibility to approve unique wall sign treatments as deemed appropriate for the entirety of the parking structure. All proposed signage will require SPDRC approval prior to the issuance of a sign permit.

Technical aspects of the development have been reviewed and conditionally approved by the SPDRC, but the project will be subject to further SPDRC review and refinement prior to issuance of building permits. With approval of the requested waivers, the site will be in substantial compliance with the minimum requirement of the Symphony Park Design Standards. The proposed parking garage is intended to serve the future parking needs for the Symphony Park plan area, and is compatible with the surrounding development and uses. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review with all requested waivers.

FINDINGS (SDR-73917)

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 is compatible with adjacent development and development in the area.

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, the proposed development will be generally consistent with the General Plan, Title 19, the Downtown Las Vegas Overlay and the Symphony Park Design Standards Manual. The development will be subject to further review and refinement by the SPDRC for building, site, and landscape design prior to the issuance of building permits.

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

Primary access to the garage is provided from Grand Central Parkway and Promenade Place. A service drive is provided from Clark Avenue. Site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials have been reviewed by the SPDRC and are appropriate for Symphony Park and the City. The final site and landscape design will continue to be refined in coordination with the SPDRC prior to building permit issuance.

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 elevations depict a visually interesting four-story parking garage that has been designed to minimize exposure of the parking areas from public view. The ground level storefront is well integrated with the proposed streetscape, which provides a pleasing pedestrian environment. The final design will continue to be refined in coordination with the SPDRC prior to building permit issuance.

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

The proposed development will be subject to permit review and inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/06	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) for the subject site as a part of a larger request. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel F and G in this document.
04/02/14	The City Council adopted Ordinance #6311, which updated the Symphony Park Development Standards Manual and introduced additional permissible land uses.
06/28/18	The Symphony Park Design Review Committee conditionally approved a Design Development Review for a proposed Parking Garage on Symphony Park Parcel B.
06/28/18	The Symphony Park Design Review Committee conditionally approved the Block Plan for Symphony Park Parcel B.

<i>Most Recent Change of Ownership</i>	
03/06/18	A deed was recorded for a change in ownership.

<i>Pre-Application Meeting</i>	
06/28/18	A pre-application meeting was held via conference call and issues discussed included the Symphony Park approval process and Site Development Review submittal requirements.

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

<i>Field Check</i>	
07/05/18	The subject site is developed with a surface parking lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.52

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Museum/Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)
West	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Symphony Park	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District	Y
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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

Pursuant to the Symphony Park Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	107,771 SF	N/A
Min. Lot Width	N/A	365 ft.	N/A
Max. Building Height	N/A	58 ft.	N/A
Mech. Equipment	Screened	Screened	Y

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Setbacks	Required	Provided	Compliance
Grand Central Parkway (28-foot build-to-line**)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	0% of the building frontage at the build-to-line	N*
Grand Central Parkway (10-foot setback from the build-to-line)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	5-foot max setback from the build to line	Y
Promenade Place (15-foot build-to-line**)	100% of the building frontage must follow the build-to-line.	0% of the building frontage at the build-to-line	N*
Promenade Place (No setbacks Permitted)	100% of the building frontage must follow the build-to-line.	25-foot max setback from the build to line	N*
Clark Avenue (15-foot build-to-line**)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	0% of the building frontage at the build-to-line	N*
Clark Avenue (10-foot setback from the build-to-line)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	20-foot max setback from the build to line	N*

*Waivers from the Symphony Park Design Standards have been requested to provide relief from these requirements.

**From back of curb

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	100	Y
West Clark Avenue	Collector	Planned Streets and Highways Map	60	Y
Promenade Place	Collector	Planned Streets and Highways Map	60	Y

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Streetscape Standards	Required	Provided	Compliance*
West Clark Avenue	60" box Red Push Pistache (24' on center)	60" box Mountain Laurel (36' on center)	N
	Panel Planting	Panel Planting	Y
	Vinca Minor, Mexican Primrose and Buffalo Grass groundcover	Weeping Yucca, Chamaedry's Germander, Huachuca Agave	N
	55% Scored concrete	Approx. 55% Cast-in-place Scored Concrete**	Y
	35% Special Paving	Approx. 35% Stone Paver, Concrete Paver**	N
	10 % Plantings	Approx. 10% Plantings**	Y
	Type B planter pots	8 Type A planter pots	N
	Centennial street lights	Not Shown	N
	Pedestrian lights	Not Shown	N
	Street Bench w/back	2 Backless Bench	N
	Trash Receptacle	3 Trash Receptacles	Y
Grand Central Parkway	Medjool Date Palm and 60" Box Desert Museum Palo Verde (24' on center)	Medjool Date Palm (24' on center)	N
	Thunder Cloud, Valentine Eremophila, Regal Mist, Mexicana Damianita 5-gallon Shubs	Legacy Texas Ranger, Compact Myrtle	N
	Desert Carpet Acacia Ground Cover	N/A	N
	Squid Agave, Golden Barrel Cactus and Star Jasmine Accents	Regal Mist, Mexican Evening Primrose Accents	N
	4' Type A Grates	4' Type A Grates	Y
	30% Scored Concrete	Approx. 55% Scored Concrete**	Y
	5% Special Paving	Approx. 5% Concrete Paver**	Y

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Streetscape Standards	Required	Provided	Compliance*	
		65% Plantings	Approx. 65% Plantings**	Y
		Type A planter pots	Not Shown	N
		Centennial Street Light	Not Shown	N
		Pedestrian Lights	Not Shown	N
		Downward Lighting accessory	Not Shown	N
		Street Bench w/back	Not Shown	N
		Trash Receptacle	3 Trash Receptacles	Y
		60" Desert Museum Palo Verde (24' on center)	Not Shown	N
		Medjool Date Palm(24' on center)	Medjool Date Palm (24' on center)	Y
		4' Type A tree grates	4'x6' Tree Grates	N
		Red Yucca Shrubs	Legacy Texas Ranger, Dwarf Indian Hawthorn	N
		Desert Carpet Acacia, Dwarf Rosemary Ground Covers	Not Shown	N
		Desert spoon Accent plant	Not Shown	N
		Special paving (100%)	100% Stone Paver	Y
		Trash receptacles	3 Trash Receptacles	Y

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Promenade
Place

Type B planter pots	Not Shown	N
Promenade Viso Street Lights	Not Shown	N
Viso Pedestrian Lights	Not Shown	N
Pedestrian up-lights	Not Shown	N

*A condition of approval has been included requiring the submittal of a technical landscape plan to the SPDRC to ensure substantial compliance with all Symphony Park landscape and streetscape standards prior to the submittal for building permit.

**Percentages will be verified at the time of building permit.

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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	
Retail	23,370 SF	1:175 SF	134				
Parking Facility	N/A	1 space for each employee on the largest shift.	N/A				
TOTAL SPACES REQUIRED			134		694		Y
Regular and Handicap Spaces Required			129	5	676	18	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		
Section/Requirement	Request	Staff Recommendation
1.5 - Emphasize only retail and restaurant uses along Promenade Place.	To allow a parking garage along Promenade Place.	Approval
1.9.2 – 100% of the building frontages at street level shall follow the build-to line along Promenade Place.	To allow 0% the building frontage along Promenade Place to be located at the build-to-line, and to allow a 25-foot setback where no setback is permitted.	Approval
4.2 - 80% of the building frontage must follow the build-to line on Grand Central Parkway. The remaining 20% may be set back 10 feet from the build-to-line.	To allow 0% of the building to be located at the build-to-line	Approval

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Waivers		
Section/Requirement	Request	Staff Recommendation
4.2 - 80% of the building frontage must follow the build-to line on Clark Avenue. The remaining 20% may be set back 10 feet from the build-to-line.	To allow 0% of the building to be located at the build-to-line, and to allow a 20-foot setback	Approval
1.6.4 - Allows exposed parking areas for Parcel B along Grand Central Parkway only.	To allow an exposed parking areas along Promenade Place and Clark Avenue	Approval
3.11.1 – Prohibits sloping parking structure floors and ramps to be exposed to public view.	To allow sloping parking structure floors and ramps to be exposed to public view along the north building face.	Approval
3.7.1 - Requires a minimum storefront height of 16 feet.	To allow an 11-foot, 6-inch tall storefront height.	Approval
1.12.1 – Requires the identification of four opportunity sites per parcel for art related spaces.	One art related opportunity site identified for this parcel.	Approval
3.16.6(G) – Wall signs - One per building face, 2% of building wall area for building, 1% maximum for building tenant	To allow more than one wall sign per building face, and to allow an excess of 2% of the building wall area for wall signage.	Approval