



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: NP PALACE, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64870	Staff recommends APPROVAL.	
ZON-64871	Staff recommends APPROVAL.	GPA-64870
SUP-64872	Staff recommends APPROVAL, subject to conditions	GPA-64870 ZON-64871
SUP-64873	Staff recommends APPROVAL, subject to conditions.	GPA-64870 ZON-64871
SUP-64874	Staff recommends APPROVAL, subject to conditions.	GPA-64870 ZON-64871
SDR-64875	Staff recommends APPROVAL, subject to conditions:	GPA-64870 ZON-64871 SUP-64872 SUP-64873 SUP-64874
TMP-64882	Staff recommends APPROVAL, subject to conditions:	GPA-64870 ZON-64871

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18 - ZON-64871

20 - GPA-64870, SUP-6872,
SUP-64873, SUP-64874,
SDR-64875 and TMP-64882

NOTICES MAILED 158 - GPA-64870 and ZON-64871

158 - SUP-64872 and SUP-64873

158 - SUP-64874 and SDR-64875

158 - TMP-64882

**GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706] and
TMP-64882 [PRJ-64736]**

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APPROVALS

2 - GPA-64870 and ZON-64871

1 - SUP-64872 and SUP-64873

1 - SUP-64874 and SDR-64875

1 - TMP-64882

PROTESTS

1 - GPA-64870 and ZON-64871

1 - SUP-64872 and SUP-64873

1 - SUP-64874 and SDR-64875

1 - TMP-64882

**** CONDITIONS ****

SUP-64872 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming, Non-Restricted use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) shall be required.
3. 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.
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, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-64873 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) shall be required.

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

SUP-64874 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) shall be required.

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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. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-64875 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for rezoning (ZON-64871), Special Use Permit (SUP-64872), Special Use Permit (SUP-64873), Special Use Permit (SUP-64873) and Tentative Map (TMP-64882) shall be required, if approved.
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, landscape plan, phasing plan, and building elevations, date stamped 05/31/16, and floor plans date stamped 06/14/16, except as amended by conditions herein.
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.

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6. 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.
7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Parking lot landscaping islands are required at the end of each row of parking and for every six parking spaces within the new parking lot located at the southern portion of the site. Each island should have at least one 24-inch box shade tree and four five-gallon shrubs.
8. The site is subject to the minimum perimeter landscape requirements of Title 19.08.040(F) along the north, east and south property lines. Improvements may be completed in phases as shown on the approved phasing plan.
9. All exposed mechanical or utility equipment associated with the proposed central plant shall be screened from public view with materials architecturally compatible with the finishes and character of central plant, through the use of shrubs and landscaping, or integrated with the building design, or both.
10. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
11. The provided site plan only indicates 15 handicapped parking spaces where 36 are required; however, the number of handicapped parking spaces within the two parking structures is not indicated. Prior to the issuance of any building permits, the subject site must demonstrate compliance with the handicap parking requirement either from within the parking structures, or with the addition of new accessible spaces on the surface lots. If compliance cannot be demonstrated, a Variance application will be required prior to issuance of building permits.
12. 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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13. Prior to the construction of the hotel tower, 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.
14. Prior to or at the time of submittal for a building permit for the proposed hotel tower, 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 determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with on-site development activities in accordance with the approved phasing plan. Additionally, construct the sidewalk on Teddy Drive, south of Kings Way to meet complete street standards concurrent with the development of the south portion of the site (Phase 2).
17. A sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works for sewer manholes SA-468 and SA-462 must be approved prior to recordation of a Final Map for this site.

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18. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to route as much wastewater flow as possible directly to the large diameter public sewer main in Sahara Avenue and limit the amount of wastewater that is sent to the 8-inch public sewer in Rancho Drive. Comply with the recommendations of the Sanitary Sewer Planning Section.
19. Landscape and maintain all unimproved right-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.
20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communications Infrastructure II" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
22. Submit an Encroachment Agreement for landscaping and private improvements in the Teddy Drive public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment 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 Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
23. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.
24. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

TMP-64882 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of GPA-64870 and ZON-64871 shall be required, if approved.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
7. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits."
9. Site development to comply with all applicable conditions of approval for SDR-64875 and all other applicable site-related actions.

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

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a 176,693 square-foot phased expansion to an existing hotel/casino including a new 335-foot tall hotel tower, exterior façade improvements, parking and landscape enhancements, and a new utility plant. Currently, the site is developed with a hotel/casino including a 250-foot tall hotel tower, a detached motel complex, two parking garages, and surface parking lots.

ISSUES

- The Redevelopment Agency and City Council will consider a separate request to remove a portion of the subject site (APN: 162-08-602-005) from the Las Vegas Redevelopment Plan Area 2. Department of Economic and Redevelopment staff supports this request.
- A Special Use Permit is required for a hotel expansion within a C-1 zoning district. Staff supports this request.
- A Special Use Permit is required to exceed the 175-foot Airport Overlay height limit to accommodate the proposed 335-foot hotel tower. Staff supports this request.
- A Special Use Permit is required for a 42,252 square-foot expansion to an existing Gaming Establishment, Non-Restricted. Staff supports this request.
- An Exception has been requested to allow zero parking lot landscape islands where one is required every six parking spaces. Staff does not support this request.

ANALYSIS

This project consists of seven application requests: A General Plan Amendment, Rezoning, three Special Use Permits, a Site Development Plan Review, and a Tentative Map. A separate request to remove a portion of the subject site (APN: 162-08-602-005) from the boundaries of the Las Vegas Redevelopment Area 2 will be heard before the Redevelopment Agency on 07/20/16. The subject site is currently developed with a hotel/casino with associated surface and garage parking areas.

General Plan Amendment

The applicant is requesting a General Plan Amendment to change a portion of the site from H (High Density Residential), M (Medium Density Residential) and MXU (Mixed Use) to SC (Service Commercial). This request is appropriate given the site's existing hotel/casino land use

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and because the remainder of the site is currently designated as SC (Service Commercial). The existing residential Master Plan designations are not compatible with the existing use, and changing the land use to Service Commercial is appropriate. In addition, all the areas requested by this amendment request, with the exception of a portion of APN 162-08-505-004, are currently zoned C-1 (Limited Commercial). Changing the Master Plan designation to Service Commercial would bring the land use and zoning into conformance for these parcels. For the portion of 162-08-505-004 that is currently zoned R-4 (High Density Residential), a companion rezoning application has been requested to change the existing zoning to C-1 (Limited Commercial) to be consistent with the remainder of the site.

A portion of the subject site (APN: 162-08-602-005) is currently designated as MXU (Mixed Use), which is a designation unique to areas within the Las Vegas Redevelopment Plan Area (RDA). On 07/20/16, the Redevelopment Agency will consider a request to remove the subject parcel from the Las Vegas Redevelopment Area 2, which Department of Urban and Economic Development staff supports. The parcel's removal from the RDA 2 plan area will allow for the requested designation of SC (Service Commercial), which is consistent with the remainder of the site not being considered with this General Plan Amendment application. It is anticipated that an ordinance to amend the RDA 2 plan area will be introduced to the City Council on 08/17/16 and be eligible for adoption on 09/21/16. A determination was made by The City Attorney's Office stating that it is permissible for this General Plan Amendment request be heard prior to the adoption of an ordinance removing the subject parcel from the RDA 2 plan area. The request for this parcel is appropriate and staff supports the proposed amendment.

Rezoning

The applicant has requested a Rezoning application to change APN 162-08-505-004 from R-4 (High Density Residential) to C-1 (Limited Commercial). This request is appropriate given that the site is developed with a hotel/casino and the remainder of the property is zoned C-1 (Limited Commercial). Approximately three-quarters of the subject parcel has a Master Plan designation of SC (Service Commercial) and the rezoning will alleviate the existing zoning nonconformance. The portion of the parcel with a Master Plan designation of M (Medium Density Residential) is proposed to be changed to SC (Service Commercial) with the companion General Plan Amendment request. Approval of the companion General Plan Amendment and this Rezoning request will facilitate master plan and zoning conformance throughout the site, and allow the applicant to map the entire site as a single commercial subdivision via a Tentative Map approval and Final Map recordation.

Special Use Permits

A Special Use Permit has been requested to expand the Gaming Establishment, Non-Restricted use by 42,252 square feet. There is currently 84,505 square feet of gaming and the overall total will be 126,757 square feet after the proposed expansion. The provided floor plans indicate that the proposed expansion will occur on the first floor and will be an extension of the existing casino area within a planned future phase of development.

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The Gaming Establishment, Non-restricted use is defined as “An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, the term refers to an establishment whose gaming operations consist of sixteen or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms, the use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50.” The proposed use meets the definition as reflected in the justification letter provided

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise exempted by State law, non-restricted gaming establishments must be located within the Gaming Enterprise Overlay District described in Section 19.10.120.

The subject site is not located within an established gaming enterprise district, but the non-restricted gaming use was established at the site prior to the creation of the gaming enterprise district. State law dictates that establishments with a valid non-restricted license that are outside a designated gaming enterprise district may not increase the number of games or slot machines operated at the establishment beyond the number of games or slot machines authorized by local ordinance on December 31, 1996. The City of Las Vegas did not have a restriction to the number of table games or slots for resort hotels with a non-restricted gaming license in 1996, and therefore the use can be expanded by means of a Special Use Permit per the requirements of Title 19.12.

2. A Special Use Permit is required for:
 - a. Any new non-restricted gaming establishment.
 - b. Any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming was approved by means of a Special Use Permit

This Special Use Permit is being requested to increase the amount of gaming within the proposed expansion to the existing hotel/casino as required by subsection b.

3. The Special Use Permit requirement in Paragraph (2) above:
 - a. Applies to all property in the City, wherever located and whether or not it is located in the Gaming Enterprise Overlay District;
 - b. Applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered;

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- c. Applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and d. Supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary.

This Special Use Permit is being requested to increase the amount of gaming within the proposed expansion to the existing hotel/casino as required by subsections a and b.

A Special Use Permit Application has been requested to allow a 335-foot hotel tower where 175 feet is the maximum allowed within this area of the Airport Overlay District. Per Title 19.10.080, any person desiring to build a structure that exceeds the limitations of the overlay may apply to the Planning Commission for a Special Use Permit. Staff recommends approval of this application provided that the applicant complies with all Federal Aviation Administration and Clark County Department of Aviation regulations and conditions.

A Special Use Permit has been requested to allow a hotel within a C-1 (Limited Commercial) zoning district. While there is currently a hotel developed on the subject site, the construction of the new hotel tower includes a net gain of 159 rooms after the demolition of the existing motel, which triggers the requirement for a new use permit.

The Hotel use is defined as “A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than 1 week.” There are no additional special use requirements, and staff recommends the approval of the Special Use Permit.

Site Development Plan Review

The Site Development Plan Review request is for a 176,693 square-foot phased expansion to an existing hotel/casino including a new 335-foot tall hotel tower, exterior façade improvements, parking and landscape enhancements, and a new utility plant. Currently, the site is developed with a hotel/casino including a 250-foot tall hotel tower, a detached motel complex, two parking garages, and surface parking lots. The site as proposed exceeds the total number of parking spaces required by the Unified Development Code with 2,674 provided where 2,591 are required. Access to the site is currently provided by multiple drives from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities and access to accommodate the proposed development and the application is recommended for approval subject to the included conditions.

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Per the provided phasing plan, the proposed development is intended to be built in three phases. The first phase of development, labeled as Phase “1A” on the phasing plan, allows for a new 9,099 square-foot bingo room located along the north portion of the building. The new bingo room will have direct access to the hotel/casino complex. With the exception of the improvements to the bingo room, there are no façade or landscape improvements proposed with this phase.

Phase “1B” includes a includes 33,153 square feet of new casino floor, a new 14,446 square-foot buffet dining room, and two new restaurants totaling 11,005 square feet. The second floor space includes a possible movie cinema and bowling alley. This phase includes exterior building façade improvements and enhanced landscaping along Sahara Avenue.

The landscaping associated with Phase 1B includes improvements to the perimeter buffer area along Sahara Avenue and around the surface parking areas located within the northern half of the site. Along Sahara Avenue, the landscape plan depicts 24-inch box trees such as Acacia, Mountain Laurels, and Privets spaced 20 feet on-center intermixed with a number of Date Palms. A condition of approval will be added to ensure that the proposed landscaping meets minimum Title 19.08 standards for perimeter landscaping. The existing mature palms located within the entryway drive from Sahara Avenue will remain, and the existing landscape islands adjacent to the surface parking areas will be upgraded with various 24-inch box trees. As no changes to the existing parking lot are being proposed, additional landscape islands interior to the site are not required with this phase.

The façade improvements associated with Phase 1B include simulated wood, metal accents, and faux limestone panels along the low-rise portions of the existing building. The proposed improvements provide visual interest and will enhance the overall look of the site. The building elevations show no changes to the existing hotel tower and at this time, and it is expected that the façade will remain unchanged.

The final phase, labeled as Phase “2” on the phasing plan, is considered a future phase and the timeframe for its construction is not known at this time. This phase consists of the existing motel along the eastern portion of the site being replaced with new convention space, a new hotel tower, a pool deck, additional surface parking, a new central utility plant, and interior and perimeter landscape improvements.

Within the proposed low-rise portion of the expansion, the floor plans depict new convention areas with a number of large and mid-size meeting rooms. Adjacent to the convention space is the new hotel tower and resort pool area. The floor plans indicate 636 new rooms within the 335-foot hotel tower. With the demolition of the existing low rise motel, there will be a net gain of 159 rooms to the overall site once the new tower is completed. A restaurant/lounge with outdoor seating is being proposed on the rooftop. The site is not subject to residential adjacency standards as it is not located adjacent to property used for single family residential, and therefore the new tower is compatible with development in surrounding area.

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The elevations depict a continuation of the façade appearance along the low rise portions of the building. Consistent with proposed façade improvements associated with Phase 1B, Phase 2 improvements also include a façade of simulated wood, metal accents, and faux limestone panels along the low-rise portions of the building. The proposed 335-foot tower complements the lower level appearance with metal panels in a matching color palette and multi-colored glass windows to provide contrast and visual interest. While the provided elevations depict new signage, a Master Sign Plan application will be required to finalize the types and number of signs prior to the issuance of any permits. A condition of approval has been included to ensure conformance with this requirement.

South of the proposed tower, between Teddy Drive and Kings Way, an area exists that is currently used as tractor-trailer parking. The site plan shows this area being converted into an additional 204 space surface parking lot and a central utility plant. An Exception from Title 19.08.110 has been requested to allow zero parking lot landscape islands within the interior of the parking area where one is required every six spaces. Staff recommends denial of this request as the overall site is over-parked and the installation of the landscape islands provide both shade and improved aesthetics for this portion of the site. While the parking area is adjacent to southern perimeter landscape buffer area, Title 19.08.110 specifically excludes perimeter landscaping from being counted towards the required parking lot landscape island requirement. There are no technical barriers or physical hardships that would preclude the applicant from installing the landscape islands within the proposed parking lot as required by code.

The landscape plan depicts 24-inch box trees such as Acacia, Mountain Laurels, and Privets spaced 20 feet on center along the frontage of South Rancho Drive and Teddy Drive. A condition of approval will be added to ensure that the proposed landscaping meets minimum Title 19.08 standards for perimeter landscaping. The areas interior to this area of the site along Kings Way consist of planters also landscaped with 24-inch box trees and various five and one-gallon shrubs.

The proposed central utility plant will be located to the east of the parking lot and will be 30 feet in height. It is anticipated that this building will house the hotel's cooling towers and other mechanical equipment. Any exposed equipment will be required to be screened from view and a condition approval has been added to ensure compliance with this requirement. The building is shown to be screened on all four sides by 24-inch box trees and various shrubs on the landscape plan.

Tentative Map

The request is to consolidate all existing parcels into a one-lot commercial subdivision. The consolidation of multiple existing lots into a single lot will clean up underlying property lines that inhibit development of the site. With approval of the requested General Plan Amendment and Rezoning, staff recommends approval of the map with conditions.

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FINDINGS (GPA-64870)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1.The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed General Plan amendment will allow for consistency throughout the entire site and is appropriate for the existing hotel/casino land use. The proposed Service Commercial is compatible with the adjacent land use designations.

2.The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.

The proposed zoning districts allowed by the SC (Service Commercial) land use are compatible with the existing hotel/casino land use, as well as adjacent land use and zoning districts.

3.There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the uses permitted General Plan Amendment.

4.The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The proposed amendment conforms to all applicable adopted plans and policies.

FINDINGS (ZON-64871)

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

1.The proposal conforms to the General Plan.

The proposed rezoning to C-1 (Limited Commercial) conforms to the exiting and proposed SC (Service Commercial) designation.

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

The subject site is developed with a hotel/casino, and the rezoning to the C-1 (Limited Commercial) is compatible with the existing use.

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

The rezoning is required to alleviate a nonconforming use situation for portions of the subject site. This rezoning also brings portions of the site into conformance with the existing and proposed general plan designations.

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

The adjacent streets and highways adjacent to the site are adequate in size to meet the requirements of the C-1 (Limited Commercial) zoning district.

FINDINGS (SUP-64872)

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 proposed expansion of the Gaming Establishment, Non-Restricted within the existing casino is harmonious and compatible with the existing land uses in the area.

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

The existing hotel/casino is physically suitable for the proposed expansion of the Gaming Establishment, Non-Restricted use.

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.

The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the Gaming Establishment, Non-Restricted use.

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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.

The approval of this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

FINDINGS (SUP-64873)

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.

With conformance with all Federal Aviation Authority and Clark County of Aviation conditions, the proposed 335-foot tower within the 175-foot Airport Overlay District will compatible with the uses projected by the General Plan. The site is not subject to Residential Adjacency standards and is therefore harmonious and compatible with the existing land uses in the area.

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

The subject site is physically suitable for the proposed 335-foot building height within the 175-foot Airport Overlay District.

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.

The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the proposed use.

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.

The approval of this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

With conformance to all Federal Aviation Authority and Clark County of Aviation conditions, the use meets all applicable conditions of Title 19.12

FINDINGS (SUP-64874)

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 proposed expansion of the Hotel/Casino is harmonious and compatible with the existing land uses in the area.

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

The subject site is physically suitable for the proposed expansion of the existing hotel.

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.

The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the proposed hotel use.

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.

The approval of this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

There are no additional conditions for a Hotel use within Title 19.12.

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FINDINGS (SDR-64875)

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/casino expansion is compatible with adjacent development and development in the area.

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

With conformance to the included conditions of approval, the proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards

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

The subject site has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive and the proposed development does not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building and landscape materials 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 elevations depict design characteristics that 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.

Appropriate measures have been taken to protect the public's health, safety and general welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/16/60	The City Council approved a rezoning (Z-50-60) to C-1 (Limited Commercial) and R-4 (Apartment Residence) as part of a larger request.
05/24/73	The Zoning Board of Adjustment approved a Variance (V-27-73) for a 450-unit motel in the C-1 (Limited Commercial) and R-4 (Apartment Residence) zoning districts.
05/23/74	The Zoning Board of Adjustment approved a Special Use Permit (U-27-74) to allow a 253-unit motel.
08/25/83	The Zoning Board of Adjustment approved a Plot Plan Review for a 66,000 square-foot expansion to an existing hotel/casino.
04/06/83	The City Council approved a Rezoning (Z-17-83) to C-1 (Limited Commercial) on a portion of the subject site.
01/28/86	The Planning commission approved a Plot Plan review for a 25,000 square-foot expansion to an existing hotel/casino
09/06/89	The City Council approved a Variance (V-75-89) to allow a reduction in parking by 303 spaces.
09/06/89	The City Council approved a reclassification of property from R-4(Apartment Residence) to C-1 (Limited Commercial).
03/23/93	The Zoning Board of Adjustment approved a Variance (V-148-92) to allow 3,729 parking spaces where 4,091 are required.
03/25/93	The City Council approved a plot plan and building elevation review (Z-64-89) to allow an addition to an existing hotel casino.
04/21/93	The City Council approved a Plot Plan review [Z-64-89(1)] for a proposed new tower expansion to an existing hotel/casino.
05/24/94	The Zoning Board of Adjustment approved a Variance (V-56-94) to allow 4,009 parking spaces where 5,580 are required.
06/01/94	The City Council approved a plot plan and building elevation review [Z-64-89(3)] for a hotel tower expansion and new parking garage for an existing hotel/casino.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and designate a parcel on the subject site as MXU (Mixed-Use) as a part of a larger request. Staff and the Planning Commission had recommended approval.
03/20/13	The City Council approved a Variance (VAR-47819) to allow a 50-foot flag pole on the roof of an existing building where 40 feet is the maximum allowed. Staff and the Planning Commission had recommended approval.
07/20/16	The Las Vegas Redevelopment Board will hold a public hearing to discuss the removal of a portion of the subject site (APN: 162-08-602-005) from the Redevelopment Plan Area 2. Department of Economic and Urban Development staff supports this request.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

<i>Pre-Application Meeting</i>	
05/19/16	A pre-application meeting was held and the various required cases were discussed, as well as acknowledgement of the expected timelines and public hearing dates.

<i>Neighborhood Meeting</i>	
06/21/16	A neighborhood meeting was held and three members from the public were in attendance in addition to City staff and the consultant team. The consultant gave a brief presentation regarding the specifics of the project and followed up with a Q&A session. The following questions/comments were made: • Question as to the extent of the casino expansion. • Whether the interior air filtration system was going to be upgraded. • Whether the new bingo room was going to replace the sports book. • Question regarding the timing of the phases. • Question regarding the new utility building. • It was explained that the site landscaping would be upgraded. • It was stated that the area needed amenities such as the proposed bowling alley and cinema. • It was explained that the old tower's façade would not be changing at this time

<i>Field Check</i>	
06/01/16	The subject site is developed with a hotel/casino, parking garages and surface parking areas.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	30.50

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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	Hotel/Casino	SC (Service Commercial), MXU (Mixed Use) , M (Medium Density Residential), H (High Density Residential)	R-4 (High Density Residential), C-1(Limited Commercial)
North	Restaurant, Retail, Medical Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	MXU (Mixed Use)	MXU (Mixed Use)	R-4 (High Density Residential)
East	I-15 / Right-of-Way	N/A	N/A
West	Multi-family Residential	H (High Density Residential), (MXU) Mixed Use	R-4 (High Density Residential), R-1 (Single-Family Residential)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District	N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

The subject site is located within the 175-foot Airport Overlay District; however, the provided building elevations indicate a 335-foot tower. A Special Use Permit has been requested to exceed the maximum 175-foot building height limitation for this site.

A portion of the subject site (APN: 162-08-602-005) is located within the Las Vegas Redevelopment Plan Area (RDA). On 07/20/16, the Redevelopment Agency will consider a request to remove the subject parcel from the Las Vegas Redevelopment Area 2, which the Department of Urban and Economic Development supports.

The proposal is considered a Project of Regional Significance because to the project includes tourist accommodation of 300 units or more. A Development Impact Notification Assessment was included with this submittal.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 , the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	10 Feet	205Feet	Y
• Side	10 Feet	460 Feet	Y
• Corner	10 Feet	50 Feet	Y
• Rear	20 Feet	206 Feet	Y
Min. Distance Between Buildings	10 Feet	N/A Feet	Y
Max. Lot Coverage	50 %	38 %	Y
Max. Building Height	N/A Feet	335 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened and roofed	Y
Mech. Equipment	Screened	Screened	Y

The subject site meets all applicable development standards.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	46 Trees	46 Trees	Y
• South	1 Tree / 20 Linear Feet	30 Trees	>30 Trees	Y
• East	1 Tree / 20 Linear Feet	45 Trees	>45 Trees	Y
• West	1 Tree / 20 Linear Feet	N/A Trees	N/A Trees	Y
TOTAL PERIMETER TREES		121 Trees	>121 Trees	Y
Parking Area Trees (204 new spaces)	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	38 Trees	45 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet min	Y
• South	15 Feet		15 Feet min	Y
• East	15 Feet		15 Feet min	Y
• West	15 Feet		15 Feet min	Y

A condition has been added to ensure that perimeter landscape requirements of Title 19.08 are met along the north, south and east property lines. The portions along the west property line are excluded from this proposal and no additional work along this area is required.

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	100'	Y
Teddy Drive	Collector	N/A	80'	Y
South Rancho Drive	Collector	Planned Streets and Highways Map	60'	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Gaming, Non-restricted	126,757 sq. ft.	1 per 90 sq. ft.	1,409				
Hotel	1,182 rooms	1 per room	1,182				
TOTAL SPACES			2,591		2,674		Y
Regular and Handicap Spaces			2,555	36	2,659	15	N

The provided site plan only indicates 15 handicapped parking spaces where 36 are required; however, the number of handicapped parking spaces within the two parking structures is not indicated. A condition of approval has been added to ensure that the site demonstrates compliance with the handicapped parking requirements prior to the issuance of any building permits. If compliance cannot be demonstrated, a Variance application will be required.

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One parking lot landscape island for every six parking spaces planted with one 24 inch box tree and five four-gallon shrubs (34 islands required).	Zero parking landscape islands for the new surface parking lot.	Denial

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Staff recommends denial of this request as the overall site is over-parked and the installation of the landscape islands provide both shade and improved aesthetics for this area of the site. There are no technical barriers or physical hardships that would preclude the applicant from installing the landscape islands within the proposed parking lot as required by code. While the parking area is adjacent to southern perimeter landscape buffer area, Title 19.08.110 specifically excludes perimeter landscaping from being counted towards the required parking lot landscape island requirement.