



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION PACIFIC RAILROAD COMPANY

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0661-SUP1	Staff recommends APPROVAL, subject to conditions:	23-0661-VAC1 23-0661-SUP2
23-0661-SUP2	Staff recommends APPROVAL, subject to conditions:	23-0661-SUP1 23-0661-VAC1
23-0661-VAC1	Staff recommends APPROVAL, subject to conditions:	
23-0661-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0661-SUP2 23-0661-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 199

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0661-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Alcohol On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0661-SUP2), Vacation (23-0661-VAC1), and Site Development Plan Review (23-0661-SDR1) shall be required, if approved.
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 Building and Safety Division.
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.

23-0661-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0661-SUP1), Vacation (23-0661-VAC1), and Site Development Plan Review (23-0661-SDR1) shall be required, if approved.

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

23-0661-VAC1 CONDITIONS

Public Works

1. The limits of this Petition of Vacation shall be defined as the unused (for roadway purposes) east half of Grand Central Parkway between Charleston Boulevard and Iron Horse Court, and of unused right-of-way located on the southwest corner of Iron Horse Court and the cul-de-sac on Assessor Parcel Number 139-33-810-003.
2. The Order of Vacation shall record prior to or concurrently with the first mapping action for this site, and prior to the issuance of any permits for building construction anywhere on the area to be Vacated. Coordinate with the Nevada Department of Transportation (NDOT) for relinquishment of their easement if necessary.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first. A mapping action may be used to satisfy this condition.

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4. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Underpass Project - Grand Central Parkway to Commerce Street project (MWA936) and any other public improvement projects adjacent to this site. The Developer shall construct a minimum 15 foot wide maintenance access road adjacent to the Charleston Boulevard. right-of-way, with crash gates on each end, to be privately maintained, and shall grant an appropriate easement to the City for such, to facilitate future City maintenance needs along Charleston Boulevard, unless an alternative arrangement is approved by the Department of Public Works. Comply with the recommendations of the City Engineer.
5. Reserve a minimum 20-foot Public Sewer Easement over the existing sewer line. Alternatively, provide a relocation plan acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 23-0661-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
7. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation. If relocation of facilities are required, such relocation(s) shall be constructed and approved prior to recordation of the Order of Vacation.
8. All public improvements, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
9. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
10. All development shall be in conformance with code requirements and design standards of all City Departments.

11. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
12. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0661-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0661-SUP1), Special Use Permit (23-0661-SUP2), and Vacation (23-0661-VAC1) 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 date stamped 02/12/24, the landscape plan date stamped 01/18/24, and the building elevations date stamped 12/20/23, except as amended by conditions herein.
4. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no amenity zone and a five-foot wide sidewalk on Charleston Boulevard.

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5. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a four-foot wide amenity zone and a five-foot wide sidewalk on Grand Central Parkway.
6. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no amenity zone and a six-foot wide sidewalk on Iron Horse Court.
7. A Waiver from Title 19.08 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow two trash enclosures adjacent to the street frontage on Charleston Boulevard, screened by a six-foot block wall.
8. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a parking structure without ground level retail, office and/or restaurant space incorporated into the design of the structure on all frontages.
9. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a six-foot wrought iron fence in the front and corner side yard where a maximum of five feet with two-foot solid base is allowed.
10. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 12-foot front yard setback where the maximum allowed is five feet.
11. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 15-foot corner side yard setback where the maximum allowed is five feet.
12. An Exception from Title 19.08 is hereby approved, to allow seven parking lot landscape island where 12 are required.
13. 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 Building and Safety Division.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. 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.

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16. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
17. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein:
 - Perimeter walls are required to have at least 20% contrasting materials. The block wall shall be brought into compliance with that standard.
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, which 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:
 - Replace the *Lingustrum Lucidum* with an equal or greater number of 24-inch box trees of a species included on the Southern Nevada Regional Planning Coalition list.
19. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
20. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect the changes herein:
 - Extensions of more than 10 feet of blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades, and architectural details shall be carried on all sides of a building. The building elevations shall be brought into compliance with that standard.
21. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development 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.

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22. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
23. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

24. Prior to and concurrent with the recordation of a Map for this site, a Petition of Vacation, such as 23-0661-VAC1, shall be recorded to eliminate right-of-way in conflict with this proposed site. If 23-0661-VAC1 is not approved, then this Site Plan shall be null and void and a new Site Plan shall be submitted for review.
25. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards 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.
26. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
27. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
28. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Underpass Project - Grand Central Parkway to Commerce Street project (MWA936) and any other public improvement projects adjacent to this site. The Developer shall construct a minimum 15-foot wide maintenance access road adjacent to the Charleston Boulevard. right-of-way, with crash gates on each end, to be privately maintained, and shall grant an appropriate easement to the City for such, to facilitate future City maintenance needs along Charleston Boulevard, unless an alternative arrangement is approved by the Department of Public Works. Comply with the recommendations of the City Engineer.

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29. 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.
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. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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. Queues for the overall operation of this site shall not extend into the public right-of-way. The gate off of Iron Horse Court shall remain open during the business hours of the restaurant, unless otherwise allowed in the required Traffic Impact Analysis.
32. 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.

Fire & Rescue

33. Applicant shall submit an alternate means and methods report (AMMR) due to lack of fire access to the interior courtyard, lack of complete aerial apparatus access to building #2 & #3. This AMMR shall be approved prior to issuance of building permits.
34. 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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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to develop a Mixed-Use development including 275 Multi-family units, a 4,070 square-foot restaurant with Alcohol, On-Premise Full sales, and a 39,740 square-foot health club including rooftop sporting courts, a gym, and a co-working lounge on 8.90 acres at the northwest corner of Charleston Boulevard and Grand Central Parkway.

ISSUES

- The subject site is within the Downtown Las Vegas Area of the 2050 Master Plan, the Civic and Business District (Area 1) of the Vision 2045 Downtown Las Vegas Master Plan, and the PD (Planned Development) zoning district.
- An Alcohol, On-Premise Full use is permitted in the PD (Planned Development) zoning district with the approval of a Special Use Permit (23-0661-SUP1).
- A Mixed-Use development is conditionally allowed use in the PD (Planned Development) zoning district, however residential units located at the ground floor is only allowed with the approval of a Special Use Permit (23-0661-SUP2).
- Based on the design of the proposed mixed-use development, the following Waivers and Exceptions are requested:
 - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow no amenity zone and a five-foot wide sidewalk on Charleston Boulevard. Staff supports this request.
 - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a four-foot wide amenity zone and a five-foot wide sidewalk on Grand Central Parkway. Staff supports this request.
 - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow no amenity zone and a six-foot wide sidewalk on Iron Horse Court. Staff supports this request.
 - A Waiver from Title 19.08 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow two trash enclosures adjacent to the street frontage on Charleston Boulevard, screened by a six-foot block wall. Staff supports this request.
 - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a parking structure without ground level retail, office and/or restaurant space incorporated into the design of the structure on all frontages. Residential units are used to screen the parking structure. Staff supports this request.

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- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed. Staff supports this request.
- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 12-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. Staff supports this request.
- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. Staff supports this request.
- An Exception from Title 19.08 is requested to allow seven parking lot landscape island where 12 are required. Staff supports this request.

ANALYSIS

The subject site is in the Downtown Las Vegas area of the 2050 City of Las Vegas Master Plan and is subject to Title 19 and Appendix F Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay. On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Civic and Business District. The Civic and Business District maintains a relatively strong civic center as it is home to various government facilities, businesses and professional offices. New opportunities to add density to the area and promote compact transit-oriented development are encouraged.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, development standards are currently governed by Appendix F, Interim Downtown Las Vegas Development Standards and Title 19. Any deviation from the development standards found in Appendix F requires a Waiver with the associated Site Development Plan Review.

The proposed Mixed-Use development includes 275 multi-family units, a 4,070 square-foot Restaurant with Alcohol, On-Premise Full sales, and a 39,740 square-foot Health Club including rooftop sporting courts, a gym, and a co-working lounge. This Mixed-Use development is consistent with the objectives for the Civic and Business district as set forth in the Vision 2045 Downtown Las Vegas Master Plan and with the Transit-Oriented Development objectives in the 2050 City of Las Vegas Master Plan by adding density along major transit corridors, Charleston Boulevard and Grand Central Parkway.

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The subject site is within the PD (Planned Development) zoning district. In accordance with Appendix F Interim Downtown Las Vegas Development Standards, in the PD zoning district the Health Club, Restaurant, Flexible Office/Work Space, and Multi-Family Residential uses are each permitted by-right. Additional uses are requested through the approval of Special Use Permits.

Alcohol, On-Premise Full Special Use Permit

The Alcohol, On-Premise Full use is defined as “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed restaurant use meets this definition with the sale of alcohol beverages on-premises. The Alcohol, On-Premise Full use is permitted in the PD (Planned Development) zoning district with the approval of a Special Use Permit. The Minimum Special Use Permit Regulations for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Beer/Wine establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Regulations, no Alcohol, On-Premise Beer/Wine establishment may be located within 400 feet of any of the following uses: (a) Church/house of worship; (b.) School; (c.) Individual care center licensed for more than 12 children; or (d.) City park.

The proposed use meets this distance separation requirement.

2. The distance separation requirement set forth in Regulation 1 does not apply to the following: (a.) An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992. (b.) Any Alcohol, On-Premise Beer/Wine use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

The proposed use meets the distance separation requirement in Regulation 1.

The proposed Alcohol, On-Premise Full use is greater than 400 feet from any protected use as stipulated above. The surrounding properties are zoned for more intense commercial and industrial land uses and the proposed use is compatible with the surrounding land uses and allowable future land uses.

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Mixed-Use Special Use Permit

The Mixed-Use use is defined as “The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” The proposed use meets the definition with the vertical integration of apartments with a commercial health club and a restaurant on the ground floor. A Mixed-Use development is conditionally allowed use in the PD (Planned Development) zoning district. The Conditional Use Regulations are to ensure that definitional requirements will be met as well as aesthetic and design concerns. Pursuant to Title 19.12.040, when one or more Conditional Use Regulations cannot be met, such as, in this case, Requirement three (3) and four (4) below, a Special Use Permit is required to establish the use. The Minimum Special Use Permit Requirements for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O, O or C-PB Zoning District.

The subject site is not within a P-O, O or C-PB Zoning District and is not affected by this requirement.

2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.

The subject site is not within a R-3 or R-4 Zoning District and is not affected by this requirement.

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

The proposed use does not meet this requirement, with the commercial uses located away from the primary public rights-of-way and internal to the site. The commercial uses are accessible from the public sidewalk along Iron Horse Court, but are tucked away from the primary rights-of-way, Grand Central Parkway and Charleston Boulevard.

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

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The proposed use does not meet this requirement, with residential proposed on the ground floor along the two primary rights-of-way, Grand Central Parkway and Charleston Boulevard, and along the exterior of the site. This site design is responding in part to the significant grading along Charleston Boulevard adjacent to this site, and it would be impractical to locate walkable commercial along that frontage.

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

The proposed use meets this requirement and has its surface parking lot located to the side of the principal buildings and screened by a Concrete Masonry Unit wall. A portion of the cul-de-sac is along the Charleston Boulevard street frontage, but is screened by the block wall along with landscaping.

Additional housing is encouraged in the Civic and Business District by the Vision 2045 Downtown Master Plan. The subject site is separated from adjacent industrial land uses by rights-of-way exceeding 100 feet, Charleston Boulevard and the Union Pacific Rail Road tracks. Development adjacent to railroad tracks may be negatively affected by noise pollution and vibration, however the Site Plan depicts an 88-foot building setback from the Union Pacific Rail Road right-of-way. The railroad tracks are grade-separated from the adjacent roadways, which removes the traffic concern for when trains are crossing Charleston Boulevard. The proposed Mixed-Use use can be conducted in a harmonious manner with the surrounding land uses as depicted due to the separation from adjacent properties zoned for industrial use and the railroad tracks.

The Special Use Permit is requested to waive the Conditional Use Regulation requiring that residential uses are not be permitted on the ground floor fronting on primary public rights-of-way. Staff supports this requested Special Use Permit. Based on the design of the proposed mixed-use development, a Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is requested to allow the parking structure to not have ground level retail, office and/or restaurant space incorporated into the design of the structure along Grand Central Parkway. Residential units are incorporated into the design, however, so the parking structure is not fronting along the street. Staff supports this requested Waiver.

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Design Elements

The proposed development contains four buildings with two attached together. The west-most attached building is proposed as a “Texas Donut”, a multifamily building which is wrapped around a parking garage in the center. Above the parking garage is an active rooftop with sport courts and other amenities. The north-most attached building is a vertically integrated mix of commercial on the first floor and residential on the upper three floors. The two detached buildings, to the south and east of the site, are entirely residential.

The proposed development has an average net rentable area per unit of approximately 1,003 square-feet. According to the Census’s Survey of Construction and the Department of Housing and Urban Development, in 2022, the median size of multi-family units completed which were built for rent was 1,010 square feet, while the median of those built for sale was 1,311 square feet. The proposed mix of housing types, studio, one-bedroom, and two-bedroom units is supported by the city’s goals for additional housing downtown.

The building elevations demonstrate a five-story, 65-foot tall building comprised of a variety of materials. The building primarily consists of stucco, stone, and painted concrete. The building is accented by glazing and metal accents. In Downtown, building exteriors with more than 10 feet of blank, expressionless walls at the street level are prohibited. As such, a condition has been added to revise the Building Elevation to require that no more than 10 feet of blank, expressionless walls are used at the street level in compliance with Title 19 Appendix F Interim Downtown Las Vegas Development Standards.

The fences and walls proposed for this site do not meet the City standards for front yard walls or perimeter walls. A combination of wrought-iron fencing and block wall are proposed surrounding the site. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed. For the perimeter wall, a condition has been added to the Site Development Plan Review has been added to revise the block wall elevation to have at least 20% contrasting materials.

Staff Report Page Seven**April 9, 2024 - Planning Commission Meeting*****Site Development Plan Review***

Several Waivers are requested for the off-site improvements. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow no amenity zone and a five-foot wide sidewalk on Charleston Boulevard. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a four-foot wide amenity zone and a five-foot wide sidewalk on Grand Central Parkway. Finally, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow no amenity zone and a six-foot wide sidewalk on Iron Horse Court. The proposed streetscapes do not meet the downtown standard, as set forth in Title 19 Appendix F Interim Downtown Las Vegas Development Standards, for ten-foot wide sidewalks in Area 1 of the Downtown Las Vegas Overlay. The subject site has a significant grade change along Charleston Boulevard for the Charleston underpass, which would prevent more significant improvements to that street frontage.

Along Grand Central Parkway, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 12-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. Along Charleston Boulevard, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. This will create a more suburban front yard condition along Grand Central Parkway, which the applicant has proposed abundant landscaping where possible. Along Charleston Boulevard, the setback area will be for private yard areas as depicted on the Landscape Plan.

Additional Waivers are requested for the frontage conditions adjacent to the public right-of-ways. A Waiver from Title 19.08 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow two trash enclosures adjacent to the street frontage on Charleston Boulevard, screened by a six-foot block wall. Also, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a parking structure without ground level retail, office and/or restaurant space incorporated into the design of the structure on all frontages. Residential units are used to screen the parking structure. Further, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed. Although the trash enclosures, fence height, and lack of ground floor commercial is not the desired street frontage condition, the existing commercial in the area and the wide right-of-ways has discouraged the applicant from included ground floor commercial, as stated in the Justification Letter.

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Finally, the requested Exception to allow seven parking lot landscape island where 12 are required is the result of the proposed development maximizing their parking. There are other landscaped areas provided throughout the site and around the parking lot with ample landscape materials. While the landscape islands do not meet the City's minimum requirement the overall site's landscaping is abundant and meets the 2050 City of Las Vegas Master Plan objectives for increased drought-tolerant landscaping downtown. A condition has been added to revise the Landscape Plan replace the *Lingustrum Lucidum* with a tree included on the Southern Nevada Regional Planning Coalition list, due to low drought tolerance, low environmental tolerance, and reduced longevity.

Surrounding development has largely been built in an auto-oriented character, with larger setbacks and single-use development, with predominately commercial and civic uses. As the proposed Waivers are largely the result of proposing a less urban site design, staff is able to support the Waivers and Exceptions to the Appendix F Interim Downtown Las Vegas Development Standards due to the surrounding context and site limitations.

Mixed-Use developments are subjected to an alternative parking standard based on each of the provided uses' demands during peak operating times. Based on this calculation, the peak parking demand requires 547 total parking spaces. The proposed development provides 415 parking spaces. This represents a 24-percent reduction or a shortcoming of 132 spaces. Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements, and staff is able to support a development consisting of multi-family and commercial that provides 76-percent of the required parking.

The proposed Site Development Plan Review and accompanying Waivers and Exceptions can be conducted in a harmonious and compatible way with surrounding land uses. Therefore, staff recommends approval of all the land use entitlement project requests. The proposed development will be additive to the surrounding district and is in support of the City's Master Plan objectives.

FINDINGS (23-0661-SUP1)

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 Alcohol, On-Premise Full use can be conducted in a harmonious and compatible manner with the surrounding land uses.

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

The subject site is physically suitable for the type and intensity of the proposed 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.**

Vehicular access to the site is provided from Grand Central Parkway or Iron Horse Court. Grand Central Parkway is a 140-foot wide Primary Arterial and Charleston Boulevard is a 165-foot wide Major Collector. Grand Central Parkway and Charleston Boulevard are subject to the Master Plan of Streets and Highways. Iron Horse Court is a 60-foot wide Local Street. All three streets are subject to Title 13 regulations. These streets are adequate to provide for the traffic of the proposed Mixed-Use development.

- 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 requested use can be conducted in a manner consistent with the public health and welfare objectives of the 2050 Master Plan. The proposed use will be subject to business licensing requirements to ensure protection of public health and welfare.

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

The proposed Alcohol, On-Premise Full use meets all applicable conditions as set forth in Title 19.12.

FINDINGS (23-0661-SUP2)

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.**

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The proposed Mixed-use development can be conducted in a harmonious and compatible manner with the surrounding land uses. Mixed-use developments are encouraged by the Vision 2045 Downtown Las Vegas Master Plan objectives for the Civic and Business District.

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

The subject site is physically suitable for the intensity of the proposed use. The site has some limitations due to the adjacent Charleston Boulevard underpass, but those have been addressed by the site design and associated Waivers.

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.

Vehicular access to the site is provided from Grand Central Parkway or Iron Horse Court. Grand Central Parkway is a 140-foot wide Primary Arterial and Charleston Boulevard is a 165-foot wide Major Collector. Grand Central Parkway and Charleston Boulevard are subject to the Master Plan of Streets and Highways. Iron Horse Court is a 60-foot wide Local Street. All three streets are subject to Title 13 regulations. These streets are adequate to provide for the traffic of the proposed Mixed-Use development.

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 requested use can be conducted in a manner consistent with the public health and welfare objectives of the 2050 Master Plan. The proposed use will be subject to business licensing requirements to ensure protection of public health and welfare.

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

The Special Use Permit is requested to waive the Conditional Use Regulation 3 requiring that Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and that the principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk. Also, Special Use Permit is requested to waive the Conditional Use Regulation 4 requiring that residential uses are not be permitted on the ground floor fronting on primary public rights-of-way.

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FINDINGS (23-0661-SDR1)

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 Mixed-use development can be conducted in a harmonious and compatible manner with the surrounding land uses. Mixed-use developments are encouraged by the Vision 2045 Downtown Las Vegas Master Plan objectives for the Civic and Business District.

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

The proposed development is consistent with the 2050 Master Plan objectives for Downtown Las Vegas and the Vision 2045 Downtown Las Vegas Master Plan objectives for the civic and business district. Several Waivers and an Exception are requested to relieve the proposed development from some of the more downtown design standards as required by Title 19 Appendix F Interim Downtown Las Vegas Development Standards. These requested deviations are generally consistent with the character of surrounding buildings.

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

Vehicular access to the site is provided from Grand Central Parkway or Iron Horse Court. Grand Central Parkway is a 140-foot wide Primary Arterial and Charleston Boulevard is a 165-foot wide Major Collector. Grand Central Parkway and Charleston Boulevard are subject to the Master Plan of Streets and Highways. Iron Horse Court is a 60-foot wide Local Street. All three streets are subject to Title 13 regulations. These streets are adequate to provide for the traffic of the proposed Mixed-Use development.

- 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 for the city, as amended herein. Condition of Approval Number 18 of the Site Development Plan Review has been added to revise the Landscape Plan replace the *Lingustrum Lucidum* with a tree included on the Southern Nevada Regional Planning Coalition list, due to low drought tolerance, low environmental tolerance, and reduced longevity.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The Building Elevations depict a mix of building exteriors including stone, stucco, and painted concrete with metal accents. The building elevations are not unsightly or undesirable in the proposed location.

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

The proposed mixed-use development will be subject to building permit issuance, protecting the public health, safety, and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) for 178 acres between Interstate 15, Charleston Boulevard, and Interstate I-95 from M (Industrial) to PD (Planned Development).
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of a proposed mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space and requested waivers on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5179) for a proposed 35-story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The Planning Commission and staff recommended approval.
01/27/05	The Planning Commission approved a Tentative Map (TMP-5806) for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. Staff recommended approval.
05/12/05	The Department of Planning administratively approved a Site Development Plan Review (SDR-6420) for a temporary sales trailer on 2.27 acres at 1023 Iron Horse Court (APN 139-33-810-003).
11/16/05	The City Council approved a Vacation (VAC-9074) of a portion of an existing drainage easement generally located at the northeast corner of Grand Central Parkway and Iron Horse Court. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
12/12/05	Staff administratively sent an action letter regarding a request for a Final Map Technical Review (FMP-10090) for a proposed 405-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
01/27/07	The Planning Commission approved a Tentative Map (TMP-5806) for the proposed 414-unit mixed-use subdivision expired.
02/21/07	The City Council approved a request for an Extension of Time (EOT-18770) of an approved Site Development Plan Review (SDR-5179) that allowed a 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
08/15/07	The City Council approved an Extension of Time (EOT-18770) for an approved Site Development Plan Review (SDR-5179) that allowed a 35-story mixed-use development in Parkway Center expired.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27290) for a 61-story hotel including a 2,500 room hotel, 260,000 square-foot convention facility, and 11,100 square feet of commercial uses on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27291) for a hotel lounge bar within a hotel on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27292) for a 700-foot tall building where the A-O (Airport Overlay) limits buildings to 200 feet on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Vacation (27293-VAC) for a 60-foot right-of-way section of public right-of-way located 648 feet north of Charleston Boulevard adjacent to the west side of Grand Central Parkway.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
03/12/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT</p> <p>23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>

Most Recent Change of Ownership	
12/29/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/02/05 06/07/05 05/23/06	The City processed in several building permits (#L-7010; L-7118; L-13760) for a temporary sales trailer on 2.27 acres at 1023 Iron Horse Court (APN 139-33-810-003). These permits were issued on 06/09/05, 06/14/05 and 07/19/10, respectively.

Related Building Permits/Business Licenses	
03/15/05	A building permit application, plan check L-1051-05, was submitted for the site. This was for a plan check review for on-site improvements and a temporary sales trailer at 1023 Iron Horse Court. The permits (05003765 and 05003766) were approved by Planning and Development on 06/03/05 and issued by the Building and Safety Department on 06/06/05. The permit (05003766) for the on-site improvements expired 12/03/05 and the permit (05003765) for the temporary sales trailer expired on 01/07/06.
07/31/06 08/03/21 04/21/22	The City processed in several building permits (#L-15495, L21-01579, L22-00794) for utility work done at 1023 Iron Horse Court (APN 139-33-810-003). These permits were issued on 07/31/06, 10/13/21, and 05/09/22, respectively.

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Pre-Application Meeting	
12/13/23	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review, Special Use Permits, and a Vacation.

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

Field Check	
01/30/24	During a routine site visit, staff observed that the site is a large undeveloped property with a minor amount of litter around the perimeter of the site.

Details of Application Request	
Site Area	
Existing Acres	5.9
Requested Vacation Acres	0.4537

	Land Use per Title 19.12	General Plan	Zoning District
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
South	Restaurant & Office Development	MXU (Mixed-Use)	M (Industrial)

	Land Use per Title 19.12	General Plan	Zoning District
East	Union Pacific Railroad and Undeveloped	LI/R (Light Industrial and Research)	M (Industrial)
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

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Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Downtown Las Vegas	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 Civic & Business District	Y
LW-O (Live/Work Overlay) District	Y
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement (Planning Area A1/A2/B)	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	0' (70% Aligned)	12 Feet (84% Aligned)	N*
• Side	N/A	88 Feet to RR	Y
• Corner	0' (70% Aligned)	15 Feet (79% Aligned)	N**
• Rear	N/A	30 Feet	Y
Min. Distance Between Buildings	N/A	9 Feet	Y
Max. Lot Coverage	N/A	45 %	Y
Max. Building Height	N/A	65	Y

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Standard	Required/Allowed	Provided	Compliance
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Waiver is requested to allow a 12-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay.

**A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay

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
Multifamily Apartments	151, 1- bed units	1:1.25	406				
	124, 2- bedroom units	1:1.75					
Guest Parking	275 Units	1:6 Units	46				
Health Club	31,640 SF	1:200	159				
Office, Other than Listed	8,100 SF	1:300	27				
Restaurant	600 SF B.O.H. 3,470 SF Seating	1:200 B.O.H. 1:50 Seating	73				
TOTAL SPACES REQUIRED			711		415	Y*	
Regular and Handicap Spaces Required			696	15	407	8	Y*
Bicycle Parking			0		16		Y
Loading Stall	Not automatically required in Area 1 DTLV-O		1		0		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.

Mixed-Use Alternative Parking Requirement							
Use	Gross Floor Area or Number of Units	Weekdays			Weekends		
		Mid – 7AM	7A M – 6 PM	6PM – Mid	Mid – 7AM	7A M – 6P M	6PM - Mid
Office & Parking	8,100 SF	5	100	5	0	60	10
Retail & Professional Services	26,732 SF	0	100	80	0	100	60
Residential	275 Units	100	55	85	100	65	75
Restaurant	4,070 SF	50	70	100	45	70	100
Total Spaces Required		443	460	547	439	315	378
Total Spaces Provided		415					

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

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area Trees	1, 15-gallon sized shade tree for every six parking spaces with 4, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot.	12 Trees	7 Trees	N*
	A minimum of ten square feet of landscaped surface area must be provided for each parking space.	7,300 square feet	>7,300 square feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential; 20% Contrasting Materials		6 feet; No contrasting materials	N**

* An Exception is requested to allow seven parking lot landscape island where 12 are required.

** A Condition has been added to revise the perimeter wall to have 20% contrasting materials.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Iron Horse Court	Local Street	Title 13	60 Feet	Y
Grand Central Parkway	Primary Arterial	Title 13	140 Feet	Y
		Master Plan of Streets and Highways		
Charleston Boulevard	Major Collector Street	Master Plan of Streets and Highways	165 Feet	Y
		Title 19.04 Complete Streets		
		Title 13		

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

Streetscape Standards	Required	Provided	Compliance
Charleston Boulevard	All streets shall have a five foot amenity zone and a 10-foot wide, unobstructed sidewalk	No amenity zone and a five-foot wide sidewalk	N*
Grand Central Parkway		A four foot wide amenity zone and a five-foot wide sidewalk	
Iron Horse Court		No amenity zone and a six-foot wide sidewalk	

**Waivers are requested to allow no amenity zone and a five-foot wide sidewalk on Charleston Boulevard, a four-foot wide amenity zone and a five-foot wide sidewalk on Grand Central Parkway, and no amenity zone and a six-foot wide sidewalk on Iron Horse Court.*

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Waivers		
Requirement	Request	Staff Recommendation
All streets shall have a five foot amenity zone and a 10-foot wide, unobstructed sidewalk	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow no amenity zone and a five-foot wide sidewalk on Charleston Boulevard.	Approval
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow a four-foot wide amenity zone and a five-foot wide sidewalk on Grand Central Parkway.	Approval
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow no amenity zone and a six-foot wide sidewalk on Iron Horse Court.	Approval
Refuse collection areas and dumpsters shall be located away from the street front, and... shall orient away and be screened from public view.	A Waiver from Title 19.08 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow two trash enclosures adjacent to the street frontage on Charleston Boulevard, screened by a six-foot block wall.	Approval
Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure on all frontages. Such structures shall have no front or corner side setback.	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow a parking structure without ground level retail, office and/or restaurant space incorporated into the design of the structure on all frontages. Residential units are used to screen the parking structure.	Approval
Front yard fencing has a maximum height of five feet with a two-foot solid base.	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed.	Approval

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Waivers		
Requirement	Request	Staff Recommendation
70% of the first story façade shall align along the front and corner property line... Minor deviations from this requirement, not to exceed a distance of five (5) feet from the property line, are allowed	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow a 12-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay.	Approval
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay.	

Exceptions		
Requirement	Request	Staff Recommendation
Surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot.	An Exception from Title 19.08 to allow seven parking lot landscape island where 12 are required.	Approval