



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: JACKSON-SHAW COMPANY /
SYMPHONY PARK HOTEL, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0495-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 72

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0495-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 32,303 square-foot Alcohol, On-Premise Full use with 11,308 square feet of outdoor seating in conjunction with a hotel that is currently under development at 330 South Grand Central Parkway.

ISSUES

- The subject site is located with the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Symphony Park District) [Area 3b].
- In May 2023, the City Council approved a Site Development Plan (23-0063-SDR1) review pertaining to a proposed 441-unit hotel with Waivers of the Symphony Park Design Standards on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway.
- Alcohol-related uses are permitted within Symphony Park subject to the approval of a Special Use Permit.

ANALYSIS

In May 2023, the City Council approved a Site Development Plan Review (23-0063-SDR1) pertaining to a proposed 441-unit hotel with Waivers of the Symphony Park Design Standards on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway. In December 2023, the development was issued building permits and is currently under construction. In conjunction with the hotel, the applicant is requesting a Special Use Permit for the Alcohol, On-Premise Full use. The proposed Alcohol, On-Premise Full use will occupy various portions of the first floor totaling 32,303 square feet of indoor space and 11,308 square feet of outdoor space; a breakdown of each space is reflected in the table below.

Staff Report Page Two
March 11, 2025 - Planning Commission Meeting

Name	Square-Footage	Location
Element Restaurant	2,728 SF	Indoor
	1,758 SF	Outdoor
Coffee Market	1,200 SF	Indoor
AC Restaurant	2,694 SF	Indoor
	1,165 SF	Outdoor
AC Bar	1,387 SF	Indoor
	560 SF	Outdoor
Pool Deck	4,490 SF	Outdoor
Music Lounge	2,162 SF	Indoor
Conference Center	22,132 SF	Indoor
Conference Terrace	3,335 SF	Outdoor

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.” Pursuant to the Symphony Park Design Standards, alcohol related uses are permitted subject to the approval of a Special Use Permit. The Minimum Special Use Permit Requirements 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 Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full 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 requirement as there are no protected uses within 400 feet of the subject site.

Staff Report Page Three
March 11, 2025 - Planning Commission Meeting

2. The distance separation requirement set forth in Requirement 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; or
- b. Any Alcohol, On-Premise Full 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 subject site has met the distance separation requirement set forth in Requirement 1 and therefore Requirement 2 is not applicable.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. In addition, the proposed application would support the goals of the Vision 2045 Downtown Las Vegas Master Plan Area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (24-0495-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 will be located in a hotel within a mixed-use district which is intended for a variety of land uses. The proposed use can be conducted in a manner that is harmonious and compatible with existing commercial development in the surrounding area.

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

The subject site can physically accommodate the proposed Alcohol, On-Premise Full use and is within a hotel intended in conjunction with this use.

Staff Report Page Four
March 11, 2025 - Planning Commission Meeting

- 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.**

Site access is provided by Grand Central Parkway, a 120-foot primary arterial as well as Symphony Park Avenue and Promenade Place, which are both 60-foot Collector Streets; each of which is adequate in size to serve 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 proposed Alcohol, On-Premise Full use would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements.

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

The proposed use meets all of the applicable conditions for the Alcohol, On-Premise Full use listed in the Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. Staff and the Planning Commission had recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel B in this document.
04/02/14	The City Council adopted Ordinance #6311, which updated the Symphony Park Development Standards Manual and introduced additional permissible land uses.
09/05/18	The City Council approved a Site Development Plan Review (SDR73917) for a four-story parking garage on a portion of the Symphony Park Parcel B.
04/20/20	The Symphony Park Design Committee conditionally approved the site design submitted with the entitlement package.

Staff Report Page Five
March 11, 2025 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/17/20	The City Council approved a request for a Site Development Plan Review (SDR-78589) for a proposed 441-Unit Hotel with Waivers of the Symphony Park Design Standards on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.
05/17/23	The City Council approved a Site Development Plan Review (23-0063-SDR1) for a proposed 441-unit hotel with Waivers of the Symphony Park Design Standards on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway. The Planning Commission and Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
11/13/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/14/23	A Building Permit (C22-01450) was issued for a 441 room hotel at 330 South Grand Central Parkway.
12/08/23	A Building Permit (PRC21-00163) was issued for a hotel and conference center at 330 South Grand Central Parkway.
	A Building Permit (C21-05117) was issued for onsite water, sewer, and hardscape improvements at 330 South Grand Central Parkway.
	A Building Permit (C21-05116) was issued for the construction of a hotel and conference center at 330 South Grand Central Parkway.

<i>Pre-Application Meeting</i>	
09/18/24	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to a proposed Alcohol, On-Premise Full at the subject site.
01/14/25	As it had been over 60 days, a second pre-application meeting was held with the applicant to discuss the submittal guidelines and revised deadlines for the proposed

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

Staff Report Page Six
March 11, 2025 - Planning Commission Meeting

Field Check	
02/13/25	Staff performed a routine field check and observed the subject development currently under construction. Nothing of concern was noted during the visit.

Details of Application Request	
Site Area	
Net Acres	2.61

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Hotel, Motel, or Hotel Suites (Under Development)	MXU (Mixed Use)	PD (Planned Development)
North	Park/Open Space		
South	Parking Facility		
East	Museum/Performing Arts Center		
West	World Market Expo Center		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Symphony Park District	Y
Symphony Park Design Standards	N/A
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3b	Y
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

Staff Report Page Seven
March 11, 2025 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Central Parkway	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Symphony Park Avenue	Collector Street	Master Plan of Streets and Highways Map	60	Y
Promenade Place	Collector Street	Master Plan of Streets and Highways Map	60	Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel, or Hotel Suites	441 Rooms	1 per room	441				
TOTAL SPACES REQUIRED			441		0		Y*
Regular and Handicap Spaces Required			432	9	0	0	Y*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load - Zone 2			Between 35% and 65%		155 minimum 287 maximum		Y*

*The parking was approved through Site Development Plan Review (23-0063-SDR1) and is not further deviated by this request.