



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: PERKINS EASTMAN - OWNER: CITY PARKWAY V INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0408-SUP1	Staff recommends APPROVAL, subject to conditions:	
23-0408-SUP2	Staff recommends APPROVAL, subject to conditions:	23-0408-SUP1
23-0408-SUP3	Staff recommends APPROVAL, subject to conditions:	23-0408-SUP1 23-0408-SUP2
23-0408-SUP4	Staff recommends APPROVAL, subject to conditions:	23-0408-SUP1 23-0408-SUP2 23-0408-SUP3
23-0408-SUP5	Staff recommends APPROVAL, subject to conditions:	23-0408-SUP1 23-0408-SUP2 23-0408-SUP3 23-0408-SUP4
23-0408-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0408-SUP1 23-0408-SUP2 23-0408-SUP3 23-0408-SUP4 23-0408-SUP5

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

36

NOTICES MAILED

321

PROTESTS

0

APPROVALS

0

AS

**** CONDITIONS ****

23-0408-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP2) and Site Development Plan Review (23-0408-SDR1) 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 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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation.
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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

23-0408-SUP2 CONDITIONS

Planning

- 1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Mixed Use.
- 2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP1) and Site Development Plan Review (23-0408-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. A Waiver from Title 19.12 is hereby approved, to allow residential units on the ground floor fronting the public right-of-way where such is not allowed
- 5. 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.
- 6. 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.
- 7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0408-SUP3 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP1), Special Use Permit (23-0408-SUP2), and Site Development Plan Review (23-0408-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.

23-0408-SUP4 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Full use.

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2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP1), Special Use Permit (23-0408-SUP2), and Site Development Plan Review (23-0408-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. A Waiver from Title 19.12 is hereby approved, to allow a 500-foot distance separation from another Alcohol, Off Premise Full use where 1,000 feet is the minimum required.
5. 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.
6. 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.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0408-SUP5 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP1), Special Use Permit (23-0408-SUP2), and Site Development Plan Review (23-0408-SDR1) shall be required, if approved.

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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.

23-0408-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0408-SUP1), Special Use Permit (23-0408-SUP2), and Site Development Plan Review (23-0408-SDR1) 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, and building elevations, date stamped 08/17/23, except as amended by conditions herein.
4. A Waiver from the Symphony Park Design Standards is hereby approved, to allow a building that is not LEED (Leadership in Energy and Environmental Design) certified.

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5. A Waiver from the Symphony Park Design Standards is hereby approved, to allow a residential uses along City Parkway where such is not permitted.
6. A Waiver from the Symphony Park Design Standards is hereby approved, to allow less than 75% of the building frontage at the build-to line along Carson Avenue.
7. A Waiver from the Symphony Park Design Standards is hereby approved, to allow less than 75% of the building frontage at the build-to line along Carson Avenue.
8. A Waiver from the Symphony Park Design Standards is hereby approved, to allow less than 80% of the building frontage at the build-to line along Grand Central Parkway.
9. A Waiver from the Symphony Park Design Standards is hereby approved, to less than 20% of the building to be setback 10 feet from the build to line along Grand Central Parkway.
10. A Waiver from the Symphony Park Design Standards is hereby approved, to allow residential “active frontages” on City Parkway and West Carson Avenue where commercial or restaurants are required.
11. A Waiver from the Symphony Park Design Standards is hereby approved, to allow no shade structures on the top floor of the parking garages where such is required.
12. A Waiver from the Symphony Park Design Standards is hereby approved, to allow a condominium tower at the southwest corner of the site where an office tower at the northern end is required.
13. A Waiver from the Symphony Park Design Standards is hereby approved, to allow a podium parking garage north of the tower where required to be located south of the tower.
14. A Waiver from the Symphony Park Design Standards is hereby approved, to allow the tower base to begin at the ground level of Grand Central Parkway and Carson Avenue where required to be located at City Parkway and Grand Central Parkway.
15. 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.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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17. 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.
15. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
18. 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.
 - A minimum of one four-unit bike rack shall be utilized per each major building entry.
 - Handicapped parking spaces shall comply with federal standards.
19. 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.
20. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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.
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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:

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- 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.
24. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
25. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

26. Construct all incomplete streetlight and traffic signal infrastructure on Grand Central Parkway, Carson Avenue, and City Parkway. Grant streetlight and traffic signal and appurtenances easements needed for existing and proposed traffic infrastructure prior to issuances of permits for this site.
27. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
28. 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.

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30. Loading docks on Grand Central Parkway must be configured so that backing maneuvers will not encroach into the adjacent travel lanes. Construct a right turn lane on Grand Central Parkway, north of Carson Avenue. The porte cochere on Carson shall be configured so as its operation does not interfere with the left turn storage on Carson Avenue at Grand Central Parkway.
31. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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.
32. Queues for this site shall not extend into the public right-of-way as a result of the valet/ pick-up, drop-off, residential, and delivery operations on this site.
33. 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

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.
35. Applicant shall install an approved fire sprinkler system in all buildings in accordance with IFC Section 903 as amended. System(s) shall be installed by a licensed Nevada fire sprinkler Contractor.
36. Applicant shall install an approved fire alarm system in all buildings in accordance with IFC Section 907 as amended. System(s) shall be installed by a licensed Nevada fire alarm Contractor.
37. Applicant to show proposed fire access with 52 feet/28 feet turning radii on application submittal.

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38. Verify that all portions of the building's exterior are within (150 feet non-sprinklered and 250 feet for a sprinklered) of the fire lane(s), or provide an acceptable mitigation to Fire Safety prior to final approval of civil plans.
39. Dead-end fire lanes over 150 feet long shall have an approved turnaround.
40. The proposed Fire Riser room shall be a dedicated room with 1-Hr minimum separation from the rest of the building (Walls and Ceiling), or meet one of the acceptable exceptions. Per IFC 2021- 901.4.8 (As Amended)
41. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on type of construction, required fire protection systems and similar.
42. Access to all Fire Department Connections, hydrants, ingress to buildings shall be in accordance with IFC 504.
43. As this building is a high-rise building the fire protection report must be reviewed and approved by fire prior to civil and building permit approval. This report shall include, but not limited to, high-rise provisions from the building and fire codes, fire command center, fire sprinkler system, fire alarm system with voice evacuation, secondary water supply, automatic standpipe system, fire pump, smoke control/smoke removal systems, firefighter radio system, emergency backup power, aerial apparatus access, etc.
44. Ensure water supply to the buildings are capable of supplying the demand of the rated fire pump as required for testing.

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is proposing to develop Parcel E within Symphony Park as a 34-story, Mixed-Use Development consisting of 153 Multi-Family Units, 255 condominium units, and 98,066 square feet of commercial floor area on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Symphony Park District) [Area 3].
- In February 2023, the City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities at the southwest corner of Grand Central Parkway and City Parkway.
- A Special Use Permit (23-0408-SUP1) is requested to allow a proposed 411-foot tall building within the 175-foot Airport Overlay District. Staff recommends approval.
- A Special Use Permit (23-0408-SUP2) is requested to allow a proposed Mixed-Use development. Staff recommends approval.
 - A Waiver of Title 19.12 is requested to allow residential units on the ground floor fronting the public right-of-way where such is not allowed. Staff supports this request.
- A Special Use Permit (23-0408-SUP3) is requested for a proposed 30,452 square-foot Alcohol, On-Premise Full use with 1,293 square feet of outdoor seating area. Staff recommends approval. Staff recommends approval.
- A Special Use Permit (23-0408-SUP4) is requested for a proposed 29,753 square-foot Alcohol, Off-Premise Full use. Staff recommends approval.
 - A Waiver of Title 19.012 is requested to allow a 500-foot distance separation from another Alcohol, Off Premise Full use where 1,000 feet is the minimum required. Staff supports this request.
- A Special Use Permit (23-0408-SUP5) is requested for a proposed 27,207 square-foot outdoor Alcohol, On-Premise Full use. Staff recommends approval.
- A Site Development Plan Review (23-0408-SDR1) is requested to allow a 34-story, Mixed-Use Development consisting of 153 Multi-Family Units, 255 condominium units, and 98,066 square feet of commercial floor area. In conjunction with this request, the following Waivers of the Symphony Park Design Standards are requested:

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- A Waiver from Section 1.13 of the Symphony Park Design Standards is requested to allow a building that is not LEED (Leadership in Energy and Environmental Design) certified. Staff supports this request.
- Waivers from Sections 1.52 and 1.5.3 of the Symphony Park Design Standards are requested to allow residential “active frontages” on City Parkway and West Carson Avenue where commercial or restaurants are required. Staff supports this request.
- A Waiver from Section 1.9 of the Symphony Park Design Standards is requested to allow less than 75% of the building frontage at the build-to line along Carson Avenue. Staff supports this request.
- A Waiver from Section 1.9 of the Symphony Park Design Standards is requested to allow less than 80% of the building frontage at the build-to line along Grand Central Parkway. Staff supports this request.
- A Waiver from Section 1.9 of the Symphony Park Design Standards is requested to allow less than 20% of the building to be setback 10 feet from the build to line along Grand Central Parkway. Staff supports this request.
- A Waiver from Section 3.1 of the Symphony Park Design Standards is requested to allow no shade structures on the top floor of the parking garages where such is required. Staff supports this request.
- A Waiver from Section 4.5 of the Symphony Park Design Standards is requested to allow a condominium tower at the southwest corner of the site where an office tower at the northern end is required. Staff supports this request.
- A Waiver from Section 4.5 of the Symphony Park Design Standards is requested to allow a podium parking garage north of the tower where required to be located south of the tower. Staff supports this request.
- A Waiver from Section 4.5 of the Symphony Park Design Standards is requested to allow the tower base to begin at the ground level of Grand Central Parkway and Carson Avenue where required to be located at City Parkway and Grand Central Parkway. Staff supports this request.
- A Waiver from Section 5.0 of the Symphony Park Design Standards is requested to allow residential uses along City Parkway where such is not permitted. Staff supports this request.
- The Symphony Park Design Review Committee (SPDRC) reviewed a Block Plan and Design Development Review for the proposed development. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review request.

ANALYSIS

In 2000, the City of Las Vegas launched a revitalization plan for Downtown Las Vegas. The remediated 61-acre industrial site adjacent to the Downtown core, now known as

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Symphony Park, plays a pivotal role in the redevelopment of Downtown Las Vegas. Symphony Park is envisioned as a vibrant urban village, characterized by walkability, a distinctive identity, lush landscapes, and a diverse array of entertainment and dining options. The associated Symphony Park Design Standards Manual focuses on high detailed urban design principles that in tune create high-quality mixed-use developments. When completed, the district will feature and promote various residential building types, office spaces, retail, restaurants, hotels, a performing arts center, and comprehensive parking solutions.

The subject site is located at the northeast corner of Grand Central Parkway and Symphony Park Avenue on Symphony Park Parcel E with a PD (Planned Development) zoning designation. Symphony Park is located within the Downtown Las Vegas Overlay District and is governed by the Symphony Park Design Standards Manual. Where silent, the Title 19 Development Standards apply. Technical aspects of the proposed development and associated block plan were reviewed by the SPDRC. The construction documents for the proposed development will be subject to further review and refinement by the SPDRC prior to the issuance of any building permits.

In February 2023, the City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities at the southwest corner of Grand Central Parkway and City Parkway. Exhibit C of the DDA prescribes the minimum amount of retail floor area (at least 20,000 square feet of retail with at least two food and beverage spaces, at least 30,000 square feet for a grocery store space, and at least 40,000 square feet of office space), multi-family units (at least 140 for-rent units), luxury condominium (at least 240 luxury condominium for-sale unit), and the required parking (minimum of 700 parking spaces) for this development. As proposed, the project meets the minimum requirements of the DDA. To meet the demands of the proposed development, five Special Use Permits and a Site Development Plan Review are requested as part of this application.

Special Use Permit - Airport Overlay

Title 19.10 requires any new construction on a parcel located within the Airport Overlay District to be approved by the Planning Commission if such construction or alteration exceeds any of the following height standards:

1. Two hundred feet above the ground level at its site;
2. The plane of an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of any airport subject to the provisions of this subchapter;

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3. For highways, railroads, and other traverse ways for mobile objects; if construction or alteration is of greater height than the standards set forth in Paragraphs (1) or (2) above, after their height has been adjusted upward for the appropriate traverse way as follows:
 - a. For interstate highways: 17 feet;
 - b. For any other public roadways: 15 feet;
 - c. For any private road: 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater;
 - d. For any railroad: 23 feet;
 - e. For a waterway or any other unspecified traverse way: the height of the highest mobile object that would normally use the traverse way.
4. Any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard.

In addition, Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas (CLV) Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allows the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. At the request of the CCDOA, Conditions of Approval have been included to ensure compliance with the Federal Aviation Regulations.

At the request of the Clark County Department of Aviation, Conditions of Approval have been included to ensure compliance with the Federal Aviation Regulations. The applicant has submitted a request for a Special Use Permit in accordance with Title 19.12 due to the height of the proposed project exceeding the 175-foot height limitation placed on the site by the Federal Aviation Regulations. Staff finds that the proposed development is capable of complying with the Federal Aviation Regulations and therefore is recommending approval of this request.

Special Use Permit - Mixed-Use

Title 19 defines Mixed-use 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.” Further, the Symphony Park Design Standards defines Mixed-Use as “Two or more different activities housed in the same building or adjacent to each other. Mixed-use often includes residential, office, and retail/restaurant in the same building or same block.”

The Symphony Park Design Standards are silent in regard to mixed-use development requirements; therefore, the Title 19 standards apply to the subject site. Mixed Use is a conditional use in a commercial zoning district; however, not all conditions can be met and therefore Special Use Permit application is required. 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 are permitted as conditional uses within a C-1 or C-2 Zoning District.

The subject site is zoned PD (Planned Development) and therefore this condition does not apply to the subject site.

2. 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 commercial uses proposed with this development are located at the ground levels and are oriented toward the public sidewalk.

3. 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.

The proposed development includes ground-floor residential units fronting primary rights-of-way, and a Waiver has been requested to provide relief from this requirement.

4. 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

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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 parking garage is located adjacent to Grand Central Parkway. The Symphony Park Design Standards specify that this portion of the garage is acceptable to contain an exposed parking frontage. Similarly, the vehicular access points referenced in the same section of the Design Manual are provided along Grand Central Parkway, West Carson Avenue, and City Parkway.

The requested Special Use Permit with a Waiver to allow ground-floor residential units is consistent with the Symphony Park Design Review Committee's (SPDRC) prior recommendations to waive certain aspects of the site's build-to-line and active frontage requirements. The applicant will provide two-story live/work townhome units on the ground floor, which will have more of a commercial appearance than a typical residential unit. It is anticipated that these units will incorporate front doors/stoops and canopies to simulate commercial frontage. Staff finds that the proposed ground-level residential units are appropriate and recommends approval of the Special Use Permit request.

Special Use Permit - Alcohol On-Premise Full

The applicant is requesting a Special Use Permit to allow an Alcohol, On-Premise Full use within the proposed 29,753 square-foot grocery store tenant space with 1,293 square feet of outdoor seating. 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 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.

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The proposed use meets this requirement; there are no protected uses within 400 feet of the proposed use.

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.

Neither of the above conditions apply to the proposed use.

Special Use Permit - Alcohol Off-Premise Full

The applicant is requesting a Special Use Permit to allow an Alcohol, Off-Premise Full use within the proposed 29,753 square-foot grocery store tenant space. The Alcohol, Off-Premise Full use is defined as “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold.” 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, Off-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment, or that otherwise should be separated so as to minimize impacts on surrounding areas. Therefore, except as otherwise provided in these Requirements, no Alcohol, Off-Premise Full establishment may be located:

- a) Within 400 feet of any of the following uses:
 - i. Church/house of worship;
 - ii. School;
 - iii. Individual care center licensed for more than 12 children; or
 - iv. City park.
- b) Within 1,000 feet of another Alcohol, Off-Premise Full establishment.

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An existing Alcohol, Off Premise Full Establishment (Viva Vegas Plaza) is located approximately 555 feet away from the subject site. Viva Vegas Plaza is located in The Plaza Hotel and Casino within the Downtown core. This condition is Waived pursuant to Special Use Permit Requirement Number Three (3) below.

2. The distance separation requirements set forth in Requirement 1 do not apply to:
 - 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) A Grocery Store with greater than 50,000 square feet of gross floor area.

Neither of the above conditions applies to the proposed use, as the proposed grocery store space is 29,753 square feet.

3. The minimum distance separation requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived in connection with an Alcohol, Off-Premise Full establishment located within a Grocery Store:
 - a) In accordance with the provisions of LVMC 19.12.050(C) for a location within the Downtown Casino Overlay District;
 - b) In accordance with the applicable provisions of the "Town Center Development Standards Manual" for a location within the T-C (Town Center) Zoning District that is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
 - c) Having between 20,000 square feet and 50,000 square feet of retail floor space; or
 - d) Having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right-of-way with a width of at least 100 feet.

The 29,753 square-foot tenant space is intended for a grocery store operator that meets three of these requirements thereby Waiving the 1,000-foot distance separation requirement to another Alcohol, Off-Premise Full Use described in Requirement One (1) above. The subject site is located within the Downtown Casino Overlay. Additionally, the site is separated by the 102-foot Upper Railroad right-of-way.

4. *The establishment shall not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement is not applicable as the subject site is not located on or adjacent to the Pedestrian Mall.

Special Use Permit - Alcohol, On-Premise Full (Outdoor Plaza)

The applicant is requesting a second Special Use Permit allowing Alcohol, On Premise full use within the 27,207 square-foot Promenade Place outdoor plaza area. 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 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:

- e) Church/house of worship;
- f) School;
- g) Individual care center licensed for more than 12 children; or
- h) City park.

The proposed use meets this requirement; there are no protected uses within 400 feet of the proposed use.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

- c) 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
- d) 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.

Neither of the above conditions applies to the proposed use.

Site Development Plan Review

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

- To waive the LEED (Leadership in Energy and Environmental Design) certification requirement for the buildings.
- To allow residential "active frontages" on City Parkway and West Carson Avenue where commercial or restaurants are required.
- To allow less than 75% of the building frontage at the build-to line along Carson Avenue.
- To allow less than 80% of the building frontage at the build-to line along Grand Central Parkway.
- To allow less than 20% of the building to be setback 10 feet from the build to line along Grand Central Parkway.
- To allow no shade structures on the top floor of the parking garages where such is required.
- To allow a condominium tower at the southwest corner of the site where an office tower at the northern end is required.
- To allow a podium parking garage north of the tower where required to be located south of the tower.
- To allow the tower base to begin at the ground level of Grand Central Parkway and Carson Avenue where required to be located at City Parkway and Grand Central Parkway.
- To allow residential uses along City Parkway where such is not permitted.

The Symphony Park Design Standards contain unique landscape and streetscape requirements that are intended to enhance human comfort, establish exceptional pedestrian appeal, and establish a contemporary identity for this area. The subject site fronts three streets: City Parkway, Carson Avenue, and Grand Central Parkway, with Promenade Place serving as a pedestrian-only street. Each of the four street frontages adjacent to the proposed development has a unique theme that is carried throughout the various districts within the Symphony Park Plan Area. While the specifics differ for each street frontage, generally the required amenities include 60-inch box shade trees, 24-foot tall palms, special hardscape treatments, pedestrian lighting, and street furniture such as benches and trash bins. A table with streetscape specifics for each street frontage can be reviewed within the "Background Information" section of this report.

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The provided landscape plans generally depict the required streetscape trees, shrubs, and groundcovers as specified by the design standards. Hardscapes were not depicted on the conceptual landscape plan; however, a condition of approval has been included requiring the submittal of a technical landscape plan to ensure compliance with all Symphony Park landscape and streetscape standards. The landscape plan date stamped on 08/17/23 depicts 48-inch Red Push Pistache along City Parkway, 48-inch Joan Lionetti Live Oak along Carson Avenue, and 48-inch Desert Museum Palo Verde along Grand Central Parkway. Accenting the site are, 48-inch Blue Palo Verde, 60-inch Laurel-Leaved Snail Trees, 48-inch Sierra Sun Cascalote, and 36-inch Chaste Trees accent the site with Hybrid Fan Palms located on the Promenade Place pedestrian plaza. All of which are appropriate for a desert climate.

The Symphony Park Design Standards contain unique site design requirements that are intended to create an aesthetically pleasing, pedestrian-oriented environment. The Symphony Park Design Standards dictate specific architectural requirements such as building design, scaling, and massing. The building elevations date stamped on 08/17/23 demonstrate a 411-foot tall high-rise building and a 67-foot mid-rise building, both primarily comprised of a variety of materials. The ground-level storefronts on Promenade Place and residential units along City Parkway are both well integrated with the proposed streetscape, which provides a pleasing pedestrian environment. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The final design will continue to be refined in coordination with the Symphony Park Design Review Committee (SPDRC) prior to building permit issuance.

The submitted floor plan date stamped on 08/17/23 shows the building broken down by floor. Four retail spaces and grocery store tenant space, all with outdoor seating are adjacent to the pedestrian-exclusive Promenade Place plaza. The second and third floors above the grocery store are spaces for office tenants. For the 153-unit multi-family component of the development, a leasing office, lounge, fitness room, outdoor pool, dog spa, bike storage and wash rooms. Spread interchangeably throughout this portion are 32 studio, 75 one-bedroom, and 46 two-bedroom units.

Similarly, on the first floor of the condominium tower are a lobby, storage room, as well as bike storage and wash room. On the second floor is a wellness center and fitness room. On the seventh floor is an exterior amenity deck, outdoor pool, and interior amenities such as a gaming lounge, artist studio, co-working space, clubroom, and public kitchen area. The remainder of the tower (floors three through six and eight through 33) is the residential portion of the tower. Spread interchangeably throughout the development are 122 one-bedroom, 119 two-bedroom units, and eight, three-bedroom penthouse units. As the proposed development consists of a condominium tower, Condition of Approval 14 has been added for the applicant to coordinate with the City Surveyor for the most appropriate mapping action.

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The proposed 901-space parking garage is located adjacent to Grand Central Parkway. The Symphony Park Design Standards specify that this portion of the garage is acceptable to contain an exposed parking frontage. Similarly, the vehicular access points referenced in the same section of the Design Manual are provided along Grand Central Parkway, West Carson Avenue, and City Parkway. The parking provided is aligned with the requirements set forth by the Disposition and Development Agreement (DDA). Bicycle parking is required by the Symphony Park Design Standards Manual, at a minimum of one four-unit bike rack for each major building entry. The submitted site plan and landscape plan did not indicate bicycle parking aside from the internal rooms servicing the condominium tower and multi-family complex. Condition of Approval 16 has been added ensuring compliance with this requirement.

Technical aspects of the development have been reviewed by the SPDRC, but the project will be subject to further SPDRC review and refinement prior to the issuance of building permits. With the approval of the requested waivers, the site will be in substantial compliance with the minimum development standards prescribed by the Disposition and Development Agreement, the Symphony Park Design Standards, and Title 19. The proposed mixed-use development is appropriate for the Symphony Park plan area, and is compatible with the surrounding development and uses. Staff recommends approval of the Site Development Plan Review with all requested waivers.

City Of Las Vegas 2050 Master Plan

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

Vision 2045 Downtown Las Vegas Master Plan

Adopted by the City Council in June 2016, the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with

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a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

The subject site is located within the Symphony Park District of the Vision 2045 Downtown Las Vegas Master Plan. Symphony Park has had success in creating a brand for itself through the Smith Center for the Performing Arts, the Discovery Children's Museum, and the Lou Ruvo Center for Brain Health. These developments, along with activity centers in the neighboring Market District, would greatly benefit from a more pedestrian-oriented design and improved connectivity between anchor uses. Apartments and lofts oriented toward performers and artists, along with amenities such as service retail, and a sculpture/art walk would fit within and enhance Symphony Park's unique sense of place. A mixed-use neighborhood along the east side of Symphony Park, could bring high-end housing, in both high and mid-rise formats, with ground floor fine dining and service retail.

The Vision 2045 Downtown Las Vegas Master Plan envisions the Symphony Park District promoting mixed-use residential/office/retail throughout the district. One of the most defining aspects for revitalizing Downtown Las Vegas as indicated by the Vision 2045 Downtown Las Vegas Master Plan is the need for urban housing, attracting investments and growth while counterbalancing the transient nature of the urban core. For Symphony Park, infill developments are envisioned with diverse housing products such as workforce, lofts, and high-end housing that also provide ground floor fine dining and service retail. The ground floor of Symphony Park should encourage active uses which provide diverse community services as well that help create an appealing streetscape. The walking and biking environment shall be enhanced by focusing on tree canopy, street furniture, sidewalks, crosswalks, bike lanes and other amenities. Public/semi-public space design creating small plazas and courtyards are ideal for outdoor social gatherings.

Redevelopment Expansion Area

The proposed site is also located within the Redevelopment Expansion Area and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, as the site is currently undeveloped the proposed development redevelops an area that is stagnant or improperly used.

FINDINGS (23-0408-SUP1) - AIRPORT OVERLAY

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.**

Although it exceeds the 175-foot height restriction of the Airport Overlay District, the proposed 411-foot tall tower is capable of complying with Federal Aviation Administration Regulations. The subject site is located within Symphony Park and in proximity to the Downtown Las Vegas core, two major areas that support high-rise structures.

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

The subject site is situated within Symphony Park and in proximity to the Downtown Las Vegas core, two areas which accommodate other developments of similar or exceeding heights.

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.**

Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of 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 project, if approved, will be subject to the requirements of the Federal Aviation Administration regarding airspace hazards, ensuring the protection of the public health, safety, and general welfare.

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

There is no specific use related to a building exceeding the height limitations of the Airport Overlay District. For buildings and structures that exceed the specific height limitation for the subject parcel, a Special Use Permit is requested.

FINDINGS (23-0408-SUP2) - MIXED-USE

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 mixed-use development with ground floor residential is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The proposed Mixed-Use development helps further several housing-related goals, objectives, and guiding principles identified in both the 2050 Master Plan and Vision 2045 Downtown Master Plan.

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 City Parkway and Carson Avenue, 60-foot Collector Streets, as designated by the Master Plan of Streets and Highways Map. Each of which is adequate in size to serve the scale of the proposed 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.**

Operation of activities on the site will be subject to review and approval of business licenses, which will also require regular inspections in order to uphold the public health, safety, and general welfare.

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

With the approval of the requested Waiver, allowing ground-floor residential, the use will meet all applicable conditions per Title 19.12.

FINDINGS (23-0408-SUP3) - ALCOHOL ON-PREMISE FULL

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 within the Downtown Las Vegas Overlay District (Symphony Park District). The proposed use can be conducted in a harmonious and compatible manner with the existing and future 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 Alcohol, On Premise Full use and is in close proximity to other similar commercial uses in the surrounding area.

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 City Parkway and Carson Avenue, 60-foot Collector Streets, as designated by the Master Plan of Streets and Highways Map. Each of which is adequate in size to serve the scale of 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 site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

The proposed Alcohol, On Premise Full use has met all minimum Special Use Permit Requirements listed in Title 19.12.

FINDINGS (23-0408-SUP4) - ALCOHOL OFF-PREMISE FULL

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, Off-Premise Full use would be in conjunction with the grocery store tenant space and could be considered an impediment to further development and redevelopment in the surrounding area.

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

The United States Department of Agriculture has identified the subject census tract (and surrounding census tracts) as low-income, which has a significant number of residents (either 33% or 500 people) being located more than a half-mile from the nearest supermarket. Based on this, the surrounding area may be considered a food desert. A minimum requirement listed in the Disposition and Development Agreement was the inclusion of at least 30,000 square feet for a grocery store.

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 City Parkway and Carson Avenue, 60-foot Collector Streets, as designated by the Master Plan of Streets and Highways Map. Each of which is adequate in size to serve the scale of 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 site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

The applicant has requested to allow a Waiver to allow a 555-foot distance separation to another Alcohol, Off Premise Full use. The distance separation requirement for an Alcohol, Off Premise Full is typically nonwaivable unless the use is located within a grocery store, such as the requested location.

FINDINGS (23-0408-SUP5) - ALCOHOL ON-PREMISE FULL

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 within the Downtown Las Vegas Overlay District (Symphony Park District). The proposed use can be conducted in a harmonious and compatible manner with the existing and future 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 Alcohol, On Premise Full use and is in close proximity to other similar commercial uses in the surrounding area.

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 City Parkway and Carson Avenue, 60-foot Collector Streets, as designated by the Master Plan of Streets and Highways Map. Each of which is adequate in size to serve the scale of 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 site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

The proposed Alcohol, On Premise Full use has met all minimum Special Use Permit Requirements listed in Title 19.12.

FINDINGS (23-0408-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 is compatible with other adjacent mixed-use developments in the surrounding area.

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

With the approval of the requested Waivers, the proposed development will be consistent with the City of Las Vegas 2050 Master Plan, the Vision 2045 Downtown Las Vegas Master Plan, Title 19, and the Symphony Park Design Standards Manual. The development will be subject to further review and refinement by the SPDRC for building, site, and landscape design prior to the issuance of building permits. As proposed, the project meets the minimum requirements set forth by the Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and City Parkway V, Inc. (CPV).

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

Site access is provided by Grand Central Parkway, a 120-foot Primary Arterial, as well as City Parkway and Carson Avenue, 60-foot Collector Streets, as designated by the Master Plan of Streets and Highways Map. Each of which are adequate in size to serve the scale of the proposed development.

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

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

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

The building elevations date stamped on 08/17/23 depict visually interesting buildings with numerous recesses, popouts, balconies, and other architectural features. The ground-level storefronts on Promenade Place and residential units along City Parkway are both well integrated with the proposed streetscape, which provides a pleasing pedestrian environment. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The final design will continue to be refined in coordination with the Symphony Park Design Review Committee (SPDRC) prior to building permit issuance.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/22/98	The City Council approved a Rezoning (Z-0100-97) from: M (Industrial) to: P-D (Planned Development) for a future mixed-use project on 222.66 acres located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 95 (I-95) (Union Pacific property). The Planning Commission recommended approval.
11/15/06	The City Council approved a Site Development Plan Review (SDR-16267) for a proposed mixed-use development with 17 development parcels on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and Staff recommended approval.
02/06/08	<p>The City Council approved a Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay district at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.</p> <p>The City Council approved a Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with Waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.</p>
02/28/08	The Planning Commission approved a Tentative Map (TMP-25738) for World Jewelry Center, a proposed mixed-use subdivision consisting of 98 residential condominium units, 43 commercial condominium units, and one commercial lot on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway. Staff recommended approval.
08/20/08	The City Council approved a Waiver (WVR-29327) from Section IV(B) and Section V(B) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the Bridger, Carson, and Clark Street Names and directional prefixes for non-continuous streets in the Union Park development, located at the northeast intersection of Bonneville Avenue and Grand Central Parkway. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/18/09	The City Council approved a Waiver (WVR-32366) from Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the suffix "place" on a northeast/southwest street where only allowed for northwest/southeast streets in the Union Park development, located at the northeast intersection of Bonneville Avenue and Grand Central Parkway. Staff recommended approval.
03/17/10	The City Council approved an Extension of Time (EOT-37341) to a previously approved Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay district on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-37340) to a previously approved Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with Waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. Staff recommended approval.
02/01/23	The City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and the City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities, located at Carson Avenue to the south, Grand Central Parkway to the west and north, and City Parkway to the east.

<i>Most Recent Change of Ownership</i>	
04/29/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
08/02/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for multiple Special Use Permits and a Site Development Plan Review pertaining to the proposed development.

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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

09/19/23	A routine field check was conducted of the subject site; staff found an undeveloped and enclosed parcel with nothing noted of concern.
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Details of Application Request

Site Area

Net Acres	5.90
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Parking Lot		
South	Mixed-Use (Under Construction)		
	Mixed-Use		
East	Undeveloped		
West	Parking Lot		

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	Y
Appendix F Interim Downtown Las Vegas Development Standards	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	N*
DC-O (Downtown Casino Overlay) District	N/A
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

**In accordance with Title 19.10, the applicant is requesting a Special Use Permit to allow the proposed Mixed-Use development to exceed the 175-foot height limitation*

DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	257,004 SF	Y
Max. Building Height	175 Feet	411 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Internal Room	Y
Mech. Equipment	Screened	Internal Room	Y
Grand Central Parkway (build-to-line)	80% of the building frontage must follow the build-to line.	A 53% building frontage along the build-to-line along Grand Central Parkway.	N**
Grand Central Parkway (setback from the build-to-line)	The remaining 20% may be setback 10 feet	A 19% setback of 10 feet from the build-to line along Grand Central Parkway.	N**
City Parkway	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	An 84% building frontage along the build-to-line along City Parkway	Y
Carson Avenue	75% of the building frontage must follow the build-to line. The remaining 25% may be set back for building entries, patios, and pedestrian walkway entrances.	A 50% building frontage along the build-to line	N**

Standard	Required/Allowed	Provided	Compliance
Promenade Place (Walkable Plaza) - (setback from the build-to line)	Setback zones are allowed facing Promenade Place and on Grand Central Parkway.	The building faces are aligned with Promenade Place.	Y

**In accordance with Title 19.10, the applicant is requesting a Special Use Permit to allow the proposed Mixed-Use development to exceed the 175-foot height limitation.*

***The applicant has requested a Waiver of the Symphony Park Design Standards Manual.*

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
City Parkway	Collector Street	Master Plan of Streets and Highways Map	60	Y
Carson Avenue	Collector Street	Master Plan of Streets and Highways Map	60	Y
	Neighborhood Street	Symphony Park Design Standards		Y

Streetscape Standards		Required	Provided	Compliance
Grand Central Parkway	Tree	Blue Palo Verde	Blue Palo Verde	Y
	Palm	Medjool Date Palm	Date Palm	Y
	Shrub	Thunder Cloud Valentine Eremophilla Trin. Regal Mist Chrysactinia Mexicana Damianita	N/A	Y
	Ground Cover & Grasses	Desert Carpet Acacia	N/A	Y
	Planters	Type A Planter Pots	N/A	Y
	Lighting	Centennial Street Lights	Centennial Street Lights	Y
		Pedestrian Lights	Pedestrian Lights	Y
	Pedestrian Amenities	N/A	Panel Planting Barrier A	Y
		Project Bench (A)	Project Bench (A)	Y

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Streetscape Standards		Required	Provided	Compliance
City Parkway	Tree	Red Push Pistache Monterrey Oak	Red Push Pistache	Y
	Palm	Medjool Date Palm	Date Palm	Y
	Shrub	N/A	N/A	Y
	Ground Cover & Grasses	Dwarf Rosemary	N/A	Y
	Planters	Type A Planter Pots	N/A	Y
	Lighting	Centennial Street Lights	Centennial Street Lights	Y
		Pedestrian Lights	Pedestrian Lights	Y
	Pedestrian Amenities	Panel Planting Barrier A	Panel Planting Barrier A	Y
		Project Bench (B)	Project Bench (B)	Y
Carson Avenue (Neighborhood Street)	Tree	Thornless Hybrid Mesquite Escarpment Oak	Joan Lionetti Live Oak	Y
	Palm	N/A	N/A	Y
	Shrub	Thunder Cloud	N/A	Y
	Ground Cover & Grasses	Dwarf Rosemary Buffalo Grass	N/A	Y
	Planters	Type A Planter Pots	Type A Planter Pots	Y
	Lighting	Centennial Street Lights	Centennial Street Lights	Y
		Pedestrian Lights	Pedestrian Lights	Y
	Pedestrian Amenities	Panel Planting Barrier A	Panel Planting Barrier A	Y
		Project Bench (A)	Project Bench (A)	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	
Office	43,897 SF	1 per 300 SF	146.32				
General Retail	60,054 SF	1 per 250 SF	240.22				
Multi-Family Residential - Studio or 1 Bedroom	229 Units	1.25 per Unit	286.25				
Multi-Family Residential - 2 Bedroom	165 Units	1.75 per Unit	288.75				
Multi-Family Residential - 3 Bedroom	8 Units	2 per Unit	16				
Multi-Family Residential - Guest Parking	402 Units	1 per 6 Total Units	67				
TOTAL SPACES REQUIRED (unweighted)			1,045				
TOTAL SPACES REQUIRED (weighted requirement, see below)			365		901		See Mixed Use Table Below
Regular and Handicap Spaces Required			345	20	889	12	
Downtown Form-Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load – Zone 2			Between 35% and 65%		365 680		Y
Bicycle Parking Requirements			Bicycle racks shall be included on public streets and open spaces. Changing rooms and shower facilities are provided as part of individual building development.				By Condition
			A minimum of one four-unit bike rack shall be utilized per each major building entry.				

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Mixed-Use Alternative Parking Requirement							
Use	Gross Floor Area or Number of Units	Weekdays			Weekends		
		Mid – 7 AM	7 AM – 6 PM	6 PM – Mid	Mid – 7 AM	7 AM – 6 PM	6 PM - Mid
Office & Parking	43,897 SF	7.31	146.32	7.31	0	87.79	14.63
Retail & Professional Services	54,169 SF	0	240.22	192.18	0	240.22	144.13
Residential	400+ Units	658	361.9	559.3	658	427.7	493.5
Total Spaces Required		665.31	748.44	758.79	658	755.71	652.26
Total Spaces Provided		879					

Waivers		
Requirement	Request	Staff Recommendation
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.	To allow residential units on the ground floor fronting the public right-of-way where such is not allowed.	Approval
No Alcohol, Off-Premise Full establishment may be located within 1,000 feet of another Alcohol, Off-Premise Full establishment.	To allow a 500-foot distance separation from another Alcohol, Off Premise Full use where 1,000 feet is the minimum required.	Approval
The Design Review Committee will include sustainability in its review of each project. Each applicant shall design their project to a level of sustainability that is LEED Certified or greater. At the time of the Design Review Committee review of the Block Plans, the owner shall submit a signed letter committing to the LEED certification process and building commissioning, including a stated intention to retain a commissioning agent.	To allow a building that is not LEED (Leadership in Energy and Environmental Design) certified.	Approval

Requirement	Request	Staff Recommendation
City Parkway is envisioned with a retail emphasis. Mixed-use developments shall comply with the Minimum Conditional Use Requirements under Title 19.12.	To allow residential uses along City Parkway where such is not permitted.	Approval
On Grand Central Parkway, 80% of the building frontage must follow the build-to line.	To allow less than 80% of the building frontage at the build-to line along Grand Central Parkway.	Approval
On Grand Central Parkway, the remaining 20% may be setback 10 feet from the build to line	To allow less than 20% of the building to be setback 10 feet from the build to line along Grand Central Parkway.	Approval
On Carson Avenue, 75% of the building frontage must follow the build-to line. The remaining 25% may be set back for building entries, patios, and pedestrian walkway entrances.	To allow less than 75% of the building frontage at the build-to line along Carson Avenue.	Approval
Grand Central Parkway will be one of the site's busiest vehicular corridors, and exposed parking will be permitted along it. Active building frontages are encouraged along the Parkway at its intersection with Symphony Park Avenue and other corners. West Clark Avenue is an address for the medical/office neighborhood and an important pedestrian conduit within the site, and shall be lined with active frontages.	To allow residential "active frontages" on City Parkway and West Carson Avenue where commercial or restaurants are required.	Approval
Shade the top parking deck, creating better views from surrounding towers.	To allow no shade structures on the top floor of the parking garages where such is required.	Approval

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Requirement	Request	Staff Recommendation
An office tower may be located on the north end of the site. It should relate directly to the open space on the other side of City Parkway on Parcel Q. The tower should rise directly from the sidewalk level.	To allow a condominium tower at the southwest corner of the site where an office tower at the northern end is required.	Approval
Parking access will be from Grand Central Parkway and Carson Avenue. Parking will be in a podium south of the office building.	To allow a podium parking garage north of the tower where required to be located south of the tower.	Approval
The tower will have its base beginning at the ground level on City Parkway at Grand Central Parkway.	To allow the tower base to begin at the ground level of Grand Central Parkway and Carson Avenue where required to be located at City Parkway and Grand Central Parkway.	Approval

Department of Public Works Traffic Study**Site Development Plan Review for a Proposed Mixed-Use Development with 408 Multi-Family Dwelling Units and 98,066 Square Feet of Commercial Area - Southwest Corner of Grand Central Parkway and City Parkway****First Proposed Use**

Average Daily Traffic (ADT)	MULTIFAMILY HOUSING [HIGH-RISE]	408	4.54	1,852
AM Peak Hour			0.27	110
PM Peak Hour			0.32	130

Second Proposed Use

Average Daily Traffic (ADT)	SHOPPING PLAZA [40-150 KSF] [1000]	58.066	94.49	5,487
AM Peak Hour			3.53	205
PM Peak Hour			9.03	524

Third Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	40.000	10.84	434
AM Peak Hour			1.52	61
PM Peak Hour			1.44	58

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Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL		0	7,773
AM Peak Hour			0.00	376
PM Peak Hour			0.00	712
Existing Traffic on Nearby Streets				
Grand Central Parkway				
Average Daily Traffic (ADT)			11,361	
PM Peak Hour (Heaviest 60 Minutes)			909	
City Parkway				
Average Daily Traffic (ADT)			3,547	
PM Peak Hour (heaviest 60 minutes)			284	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Grand Central Parkway			34,645	
City Parkway			34,645	
Summary				
This project is expected to add an additional 7,773 trips per day on Grand Central Boulevard, City Parkway, and Carson Avenue. Currently, Grand Central Parkway is at about 33 percent of capacity and City Parkway is at about 10 percent of capacity. With this project, Grand Central Parkway is expected to be at about 55 percent of capacity and City Parkway to be at about 33 percent of capacity. Carson Avenue has not been constructed yet in this vicinity, but it is expected to be under capacity on opening.				
Based on Peak Hour use, this development will add into the area roughly 712 additional peak hour trips, or about 12 every minute.				

Proposed 408 Multi-Family Units (255 Condos and 153 Multi-Family Residential):					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (343)		408 x 0.134		408 x 0.063	408 x 0.082
Total Additional Students		55		26	34
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Waden Elementary School	2831 Palomino Lane	Kindergarten – 5 th Grade	769 Students	740 Students	05/01/23
Martin Middle School	200 North 28 th Street	6 th – 8 th Grade	1,672 Students	1,270 Students	05/01/23

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<i>Schools Serving the Area:</i>					
Rancho High School	1900 Searles Avenue	9 th - 12 th Grade	2,343 Students	2,960 Students*	05/01/23

**Rancho High School is over capacity for the 2022-2023 school year. It is 126.33 percent of the program's capacity.*

<i>Las Vegas Valley Water District (LVVWD)</i>
<i>Comments:</i>
Water services need to be established. Civil plans will need to be submitted to the Las Vegas Valley Water District (LVVWD).