

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 900 SOUTH MAIN, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0344-ZON1	Staff recommends DENIAL.	
22-0344-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0344-ZON1 22-0344-SDR1
22-0344-SUP2	Staff recommends DENIAL, if approved subject to conditions:	22-0344-ZON1 22-0344-SDR1
22-0344-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0344-ZON1 22-0344-SUP1 22-0344-SUP2

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

26

NOTICES MAILED

911 (by City Clerk)

PROTESTS

2

APPROVALS

11

**** CONDITIONS ****

22-0344-SUP1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0344-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0344-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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0344-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of a Rezoning (22-0344-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0344-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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0344-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0344-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permits (22-0344-SUP1 and SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 07/20/22 and landscape plan and building elevations, date stamped 06/16/22, except as amended by conditions herein.

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4. A Waiver from the Downtown Las Vegas Overlay Area 1 Architectural design standards is hereby approved, to allow extensions of more than 10 feet of blank, expressionless walls at the street level where such is prohibited.
5. A Waiver from the Downtown Las Vegas Overlay Area 1 Architectural design standards is hereby approved, to allow no articulated roofline where such is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
14. Extend public sewer in Hoover Avenue from Casino Center Boulevard to the frontage of this site at a size, depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
15. 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 702-229-2338 or emailed at ece@lasvegasnevada.gov.
16. Prior to the submittal of construction drawings for this site, coordinate with the Traffic Engineering Division to discuss pedestrian circulation for this site to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the Traffic Engineering Division.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed 113,615 square-foot Mixed Use development including 3,000 square feet of commercial space, 108 multi-family residential units and 72 residence hotel units on 0.66 acres at 900 South Main Street.

ISSUES

- A Rezoning (22-0344-ZON1) is requested from C-M (Commercial/Industrial) to C-2 (General Commercial). Staff does not support the request.
- The Hotel, Residence use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (22-0344-SUP1). Staff does not support the request.
- The Alcohol, On-Premise Full Use and Alcohol, Off-Premise Ancillary use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (22-0344-SUP2). Staff does not support the request.
- A Mixed Use development is permitted in the C-2 (General Commercial) zoning district with the approval of a Conditional Use Permit.
- While parking requirements are not automatically applied within Area 1 of the Downtown Las Vegas Overlay, this proposed development is nearly 88 percent deficient in typically required parking spaces.
- A condition of approval has been added requiring a future mapping action in order to consolidate the lots.
- A Waiver is requested of the Downtown Las Vegas Overlay Area 1 Architectural design standards to allow extensions of more than 10 feet of blank, expressionless walls at the street level where such is prohibited. Staff does not support the request.
- A Waiver is requested of the Downtown Las Vegas Overlay Area 1 Architectural design standards to allow no articulated roofline where such is required. Staff does not support the request.

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ANALYSIS

The subject 0.66-acre site consists of two abutting lots, currently zoned C-M (Commercial/Industrial). It is located within Area 1 (Civic & Business and 18b Las Vegas Arts District) of the Downtown Master Plan Area and subject to Title 19 Appendix F Interim Downtown Las Vegas Development Standards. The applicant proposes to develop the subject site with a six-story, 83-foot tall, 113,615 square-foot Mixed-Use Development, including 3,000 square feet of commercial space, 108 multi-family residential units and 72 Residence Hotel units.

Title 19 defines a Mixed-Use 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.” It is listed as a Conditional Use for the C-2 (General Commercial) zoning district.

The Conditional Use Regulations are listed as follow:

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.

This requirement is met, as the proposed Multi-Family Residential component of the building is permitted as of right in the R-3 and R-4 Zoning Districts.

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.

This requirement is met, as the submitted floor pan depicts the first floor featuring commercial uses with direct access to 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.

This requirement is met, as the submitted floor plan depicts the proposed residential units located on floors all above the ground level.

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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 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).

This requirement is met, as the submitted plan depicts parking within a garage area which will be screened from right-of-way.

Rezoning

The subject site is currently zoned C-M (Commercial/Industrial) and is surrounded by other lots zoned for Industrial. Per Title 19, “The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development.” The applicant proposes to rezone the subject site to C-2 (General Commercial) in order to allow a Mixed-Use use which is not permitted in any Industrial zoning district.

Per Title 19, “The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors.”

While the proposed C-2 District designation conforms to the existing C (Commercial) General Plan Designation, approval of the Rezoning request would create a Spot Zoning situation. Per Title 19, Spot Zoning is defined as, “Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.” As such, staff finds the proposed C-2 (General Commercial) zoning district would not be harmonious and compatible with the existing Industrial zoning designations in the surrounding area.

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Special Use Permit (22-0344-SUP1)

Title 19 defines the Hotel, Residence use as, “A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

This use does not include facilities which qualify as other types of dwelling units defined in this Title.” It is permitted via the approval of a Special Use Permit within the C-2 (General Commercial) zoning district. There are no minimum Special Use Permit requirements listed for this use. The applicant proposes to operate a 72-room Hotel, Residence use in conjunction with the proposed Mixed-Use development. The Mixed-Use development is only viable via the approval of the associated Rezoning request which staff finds is not harmonious and compatible with the surrounding area. As such, Staff recommends denial of the Special Use Permit request. If approved, it will be subject to conditions.

Special Use Permit (22-0344-SUP2)

Per Title 19, the Alcohol, On-Premise Full use is defined as, “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed use meets this definition as the applicant intends to offer alcoholic beverages within the proposed 3,000 square-foot restaurant of the Mixed-Use development.

Minimum Special Use Permit Regulations:

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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This requirement is met as there are no protected uses located within the required distance separation area.

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.

This requirement is not applicable as the subject site does not have a non-restricted gaming license in conjunction with a hotel and is not located on property within the Pedestrian Mall.

The applicant also requests to allow patrons of the restaurant to take their alcoholic beverages to go. Title 19 defines the Alcohol, Off-Premise Ancillary use as, "An establishment selling alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment. In order to qualify under this use category, all the following requirements must be met:

1. The ancillary sale of alcohol for off-premise consumption must be approved as part of a Special Use Permit for the primary use.
2. The ancillary sale of alcohol for off-premise consumption must comply with the Minimum Special Use Permit Requirements that would be applicable to the corresponding off-premise use as if the use to which this use is ancillary were an off-premise use. Thus, the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine use must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Beer/Wine use, and the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Full establishment must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Full use.
3. If operated in conjunction with an Alcohol, On-Premise Beer/Wine establishment, the ancillary sale of alcoholic beverages for off-premise consumption is limited to beer, wine and coolers.
4. The primary use may not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

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All of the applicable listed requirements are met. The applicant proposes to operate a 3,000 square-foot Alcohol, On-Premise Full use and Alcohol, Off-Premise Ancillary use in conjunction with the proposed Mixed-Use development. The Mixed-Use development is only viable via the approval of the associated Rezoning request which staff finds is not harmonious and compatible with the surrounding area. As such, Staff recommends denial of the Special Use Permit request. If approved, it will be subject to conditions.

Site Development Plan Review

The submitted plans depict an 83-foot tall, 113,615 square-foot building with covered parking on the ground level. The site can be accessed from Main Street, a 100-foot Primary Arterial and Commerce Street, a 45-foot Collector Street. The first floor of the building will include a lobby, laundry lounge, restaurant, resident amenities (gym, flex area, cinema), and office area. Floors two through three will provide 72 hotel guest rooms. Beginning on the second floor, the center of the building will feature a 3,420 open space courtyard area. Floors four through six will provide 108 studio residential units.

Appendix F of the Interim Downtown Las Vegas Masterplan calls out specific architectural design and site planning standards for Area 1. Any requirement not met requires the approval of a Waiver. Per the submitted elevation plans, the proposed building does not adhere to architectural design requirements by not providing an articulated roofline and having extensions of more than 10 feet of blank, expressionless walls at the street level. Staff does not support the Waivers of design standards. The applicant will sign a Covenant Running With Land agreement for future installation of the required offsite improvements per DTLV-O Area 1 Streetscape Standards as the property occupies less than 50 percent of the block frontage.

While parking requirements are not automatically applied within Area 1 of the Downtown Las Vegas Overlay, this proposed development is approximately 88 percent deficient in required parking spaces. The applicant proposes to provide 29 spaces where 270 spaces would be required for a comparable project in another location of the City. Per the submitted justification letter, the applicant states that patrons and residents will be able to take advantage of off-site parking provided throughout the downtown area, ride share options and public transit. Staff finds that the parking deficiency is too high to adequately serve the needs of the proposed development.

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The Department of Public Works - Transportation Engineering Division has commented, "This project will add approximately 1,525 trips per day on Coolidge Avenue, Main Street and Commerce Street. Currently, Coolidge Avenue is at about 50 percent of capacity and Main Street is at about 50 percent of capacity. With this project, Coolidge Avenue is expected to be at about 16 percent of capacity and Main Street to be at about 55 percent of capacity. Counts are not available in this vicinity for Commerce Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add about 120 vehicles in the peak hour, or about two every minute."

The Clark County School District commented, "Rancho High School was over capacity for the 2021-2022 school year. It was 128.34 percent of program capacity. An estimated 30 students are anticipated should this proposed development be approved."

While the 2045 Downtown Las Vegas Master Plan (Civic & Business District) encourages Mixed Use developments, the development as proposed will not be harmonious or compatible with the existing development in the surrounding area. This is evidenced by the significant deficiency in proposed parking. There is not an adequate amount of alternative off-site parking options within the immediate vicinity of the subject site. Furthermore, the Mixed-Use use is only permissible with the approval of the associated Rezoning request, which staff finds to be Spot Zoning. Therefore, staff recommends denial of all requested entitlements. If approved, the Special Use Permits and Site Development Plan Review will be subject to conditions.

FINDINGS (22-0344-ZON1)

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

1. The proposal conforms to the General Plan.

The proposed C-2 (General Commercial) classification conforms to the existing C (Commercial) land use designation.

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

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The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. This C-2 zoning district is not compatible with the surrounding Industrial-zoned properties.

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

Growth and development factors in the community do not indicated the need for the proposed Rezoning.

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

Site access is provided by Main Street, a 100-foot Primary Arterial and Commerce Street, a 45-foot Collector Street which are adequate in size to meet the needs of the proposed zoning district.

FINDINGS (22-0344-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 applicant proposes to operate a 72-room Hotel, Residence use in conjunction with the proposed Mixed-Use development. The Mixed-Use development is only be viable via the approval of the associated Rezoning request which staff finds is not harmonious and compatible with the surrounding area. As such, Staff recommends denial of the Special Use Permit request.

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

The subject site is not physically suitable for the intensity of the proposed land use as evidenced by the proposed 88 percent deficiency in parking.

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 Main Street, a 100-foot Primary Arterial and Commerce Street, a 45-foot Collector Street which are adequate in size to meet the needs of the proposed zoning district.

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.**

If approved, the Special Use Permit will be subject to licensure requirements, thereby protecting the public health, safety and welfare.

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

There are no minimum Special Use Permit requirements listed for this use.

FINDINGS (22-0344-SUP2)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The applicant proposes to operate a 3,000 square-foot Alcohol, On-Premise Full use and Alcohol, Off-Premise Ancillary use in conjunction with the proposed Mixed-Use development. The Mixed-Use development is only viable via the approval of the associated Rezoning request which staff finds is not harmonious and compatible with the surrounding area. As such, Staff recommends denial of the Special Use Permit request.

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

The subject site is not physically suitable for the intensity of the proposed land use as evidenced by the proposed 88 percent deficiency in parking.

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 Main Street, a 100-foot Primary Arterial and Commerce Street, a 45-foot Collector Street which are adequate in size to meet the needs of the proposed zoning district.

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.**

If approved, the Special Use Permit will be subject to licensure requirements, thereby protecting the public health, safety and welfare.

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

The proposed use meets all Title 19.12 listed minimum Special Use permit requirements.

FINDINGS (22-0344-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 development is not compatible with the adjacent development in the area due to the significant deficiency in provided parking spaces. The proposed residential uses are also not compatible with the surrounding Industrial zoned properties.

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

The proposed development is not consistent with Appendix F Interim Downtown Las Vegas Standards as evidenced by the requested Waivers of the Downtown Las Vegas Overlay Area 1 Architectural Design standards.

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

Site access is provided by Main Street, a 100-foot Primary Arterial and Commerce Street, a 45-foot Collector Street which are adequate in site to meet the needs of the proposed zoning district.

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

The proposed building and landscape materials are appropriate for the area and City.

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

The proposed building elevations are not unsightly, undesirable or obnoxious. Appendix F of the Interim Downtown Las Vegas Masterplan calls out specific architectural design and site planning standards for Area 1. Any requirement not met requires the approval of a Waiver. Per the submitted elevation plans, the proposed building does not adhere to architectural design requirements by not providing an articulated roofline and having extensions of more than 10 feet of blank, expressionless walls at the street level. Staff does not support the Waivers of design standards.

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

Site Development is subject to building permit and business licensing review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
08/09/22	<p>The Planning Commission (5-0-1 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.66 acres at 900 South Main Street (APNs 139-33-811-001 and 002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz)</p> <ul style="list-style-type: none"> • 22-0344-ZON1 - REZONING - FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) • 22-0344-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, RESIDENCE USE • 22-0344-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE AND ALCOHOL, OFF-PREMISE ANCILLARY USE • 22-0344-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 83-FOOT TALL, 113,615 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 3,000 SQUARE FEET OF COMMERCIAL SPACE, 108 MULTI-FAMILY RESIDENTIAL UNITS AND 72 RESIDENCE HOTEL UNITS WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS

<i>Most Recent Change of Ownership</i>	
11/29/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/03/14	Business License (#G62-09636) was issued for a medical office use at 900 South Main Street. The license remains active.

<i>Pre-Application Meeting</i>	
06/15/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mixed Use developments.

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

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Field Check	
06/28/22	Staff conducted a routine field check and an existing commercial building and off-premise sign. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office, Medical or Dental	C (Commercial)	C-M (Commercial/Industrial)
	Off-Premise Sign		
North	General, Retail Other than Listed	C (Commercial)	C-M (Commercial/Industrial)
South	General, Retail Other than Listed	C (Commercial)	C-M (Commercial/Industrial)
East	Bailbond Service	MXU (Mixed Use)	C-M (Commercial/Industrial)
	General, Retail Other than Listed		
West	Warehouse/Distribution Center	LI/R (Light Industrial/Research)	M (Industrial)
			C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	Compliance
2050 Master Plan: Downtown Las Vegas Area	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) Civic & Business and 18b Las Vegas Arts District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails (Tortoise)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Title 19 Appendix F (Downtown Las Vegas Overlay District Development Standards), the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	70% alignment/ 5 Feet	70%/5 Feet	Y
• Side	0 Feet	0 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	N/A	89%	N/A
Max. Building Height	N/A	6 Stories/83 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Commerce Street	Collector Street	Master Plan of Streets and Highways Map	45	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio and One Bedroom Units)	108	1.25 per unit	135				
Residential Guest Spaces		1 per 6 units	18				

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Residence	72	1 per guest room	72				
Restaurant	2,000 SF (Public)	1 per 50 SF of public seating plus 1 per 200 SF remaining GFA	45				
	1,000 SF (BOH)						
TOTAL SPACES REQUIRED			270				29
Regular and Handicap Spaces Required			263	7	26	3	N*
Loading Spaces	45,282 SF	3		2		N*	

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Mixed-Use Parking Analysis

Pursuant to Title 19.12 and 19.18, Mixed-use developments may utilize alternative parking requirements based on a time-based percentage of comparable Title 19.12 parking standards. The time period with the highest total parking requirement for all associated uses becomes the mixed-use parking standard for the development. The alternative mixed-use parking requirement for this site is 248 parking spaces.

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Overall Parking Requirement					
	Required Parking		Provided Parking		Compliance
	Regular	Handicapped	Regular	Handicapped	
Required Parking	248		29		N*
Regular and Handicap Spaces Required	241	7	26	3	N*
Percent Deviation	88%				

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Mixed-Use Parking Analysis							
General Land Use Classification	Gross Floor Area or Number of Units	Mid-7am	Required parking	7am-6pm	Required Parking	6pm-Mid	Required Parking
WEEKDAY							
Residential	246 one-bedroom/studio units @ 1.25 spaces per unit 24 two-bedroom units @ 1.75 spaces per unit 1 guest space per every 6 units	100%	153	55%	85	85%	130
Restaurant	1 per 50 SF of public seating plus 1 per 200 SF remaining GFA (2,000 SF Public, 1,000 SF BOH)	50%	23	70%	32	100%	45
Hotel	1 per guest room (72)	100%	72	65%	47	90%	65
Total			248		164		240

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WEEKEND							
General Land Use Classification	Parking Ratio	Mid-7am	Required parking	7am-6pm	Required Parking	6pm-Mid	Required Parking
Residential	246 one-bedroom/studio units @ 1.25 spaces per unit 24 two-bedroom units @ 1.75 spaces per unit 1 guest space per every 6 units	100%	153	65%	100	75%	115
Restaurant	1 per 50 SF of public seating plus 1 per 200 SF remaining GFA (2,000 SF Public, 1,000 SF BOH)	45%	21	70%	32	100%	45
Hotel	1 per guest room (72)	100%	72	65%	47	80%	58
Total			246		179		218

Waivers		
Requirement	Request	Staff Recommendation
An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides	To allow no articulated roofline	Denial
Extensions of more than 10 feet of blank, expressionless walls at the street level shall be prohibited.	To allow extensions of more than 10 feet of blank, expressionless walls at the street level	Denial