



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 900-932 CASINO CENTER, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0299-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 484 (by City Clerk)

PROTESTS 1

APPROVALS 1

**** CONDITIONS ****

22-0299-SDR1 CONDITIONS

Planning

1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55. Light poles shall not exceed a height of 30 feet as required by Title 19.
2. The proposed artistic bicycle rack shall be placed onsite outside of the public right-of-way.
3. This approval shall be void three years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
4. Pursuant to LVMC 19.16.100.K, after the initial approval period, a single Extension of Time not to exceed three years may be granted by the City Council. At the conclusion of the period following such extension the temporary parking lot development shall be abandoned unless the original entitlements are revoked pursuant to LVMC 19.16.100.I.
5. All development shall be in conformance with the site plan and perimeter fence elevations, date stamped 06/28/22, except as amended by conditions herein.
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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall provide a minimum of four (4) one-gallon sized shrubs per provided tree.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a temporary surface parking lot containing 13 spaces on vacant land at the northwest corner of Coolidge Avenue and Casino Center Boulevard. The parking lot is intended to support Downtown parking needs, particularly for the 18b Las Vegas Arts District. The parking lot is planned to be leased to the City of Las Vegas for operation as a metered public lot.

ISSUES

- Valid entitlements from a 2016 action approving a 14-story mixed-use development on this site remain active. The applicant intends to keep the current mixed-use development approval active and request a temporary approval for the proposed parking lot development until the mixed-use development begins construction or is terminated.
- Open Air Vending uses such as mobile food vending are not part of this Site Development Plan Review and are subject to conditional use verification prior to licensing and operation.
- A mapping action to consolidate the existing lots underlying this site is stated as a condition of approval of the existing valid Site Development Plan Review (SDR-65288). Remapping is not necessary at this time, as no new buildings are proposed that will cross existing lot lines.
- A proposed bicycle rack is indicated on the submitted site plan within public right-of-way. A condition of approval will require the rack to be moved to an onsite location.

ANALYSIS

The lot is located within the 18b Las Vegas Arts District and Area 1 of the Downtown Las Vegas Overlay District. The existing zoning designation is C-1 (Limited Commercial). A multi-family residential complex is located to the north, an outdoor storage area is located to the west and vacant land is located to the east and south. Regulations for a temporary parking lot are contained in Title 19 Appendix F.C.1.c.v, which is part of the Interim Downtown Las Vegas Development Standards.

Per Title 19, a temporary parking lot is a parking lot that is developed as an interim use of land for a limited time period, and is not intended to serve as required parking for a development. The subject lot is unpaved and enclosed on two sides by an existing five-foot tall wrought iron fence.

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The proposed parking lot design conforms to Title 19.08 requirements. One-way access is proposed from the rear alley, with right-only egress to Casino Center Boulevard. Access will not be gated. There is not currently a driveway onto Casino Center Boulevard. Circulation is proposed to be one-way with 35-degree parking spaces separated by a 12-foot wide drive aisle. The two parking spaces nearest the alley entrance will require backing into the alley, which is permitted. Lighting would be provided onsite at various locations. Although not indicated on the plans, the applicant states in the justification letter that an electric vehicle charging station may be provided in the future.

At least two of the requirements in Appendix F.C.1.c.v (a-e) must be met for a temporary parking lot to satisfy landscaping and screening requirements. An existing five-foot tall wrought iron fence is located along the Coolidge Avenue frontage, and offsite streetscape improvements along both frontages have already been completed, satisfying these requirements. A decorative bicycle rack is also proposed to be placed along the Casino Center Boulevard frontage. The rack should be located onsite, outside of the public right-of-way. Several onsite trees are proposed; the applicant should be aware that irrigation to maintain these trees will be required.

There are existing, entitlements approved November 16, 2016 for a 14-story mixed-use development on this site that do not expire until November 16, 2022 (SUP-65287 and SDR-65288). The applicant has stated in writing the intention to keep these entitlements active and is requesting approval of the temporary parking lot development until such time as the mixed-use development is ready to begin construction. An interim development for a mini-golf course has already been approved on parcels to the north of this site.

Except as allowed pursuant to Title 19.16.100.K, multiple developments cannot be approved on the same site at the same time. Title 19.16.100.K allows a temporary development to be approved by the City Council on a site with an existing Site Development Plan Review entitlement for a period not exceeding three years with one three-year extension by the City Council. This section of the Zoning Code contains provisions regarding termination of the temporary use relative to continuation of the approved, unexercised permanent use. The item must be presented at the Planning Commission to receive a recommendation prior to being placed on a City Council agenda. After the six year approval period for the temporary development allowed by Title 19.16.100.K, the developer must agree to abandon the temporary development in favor of the initial, unexpired Site Development Plan approval for the mixed-use development (SDR-65288). Otherwise, the original entitlements are subject to revocation as provided for under Title 19.16.100.I, and the temporary development shall become the entitled development for the site.

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The Department of Public Works has no objection to this temporary parking lot. Staff approves the request with conditions, as the proposed temporary parking lot adheres to all minimum code requirements, is compatible with the surrounding area and provides additional parking facilities for this portion of Downtown. If after three years the applicant wishes to continue the temporary use, an Extension of Time may be requested at a public hearing by the City Council.

FINDINGS (22-0299-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 temporary parking lot is appropriate as an interim use of property approved for a mixed use residential and commercial development on the west side of Casino Center Boulevard between Hoover Avenue and Coolidge Avenue. The proposed development is compatible with adjacent downtown development, which includes multi-family residential development to the north and commercially zoned development to the south, east and west.

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

The site as proposed is in conformance with Interim Downtown Las Vegas Temporary Parking Standards and with LVMC Title 19.16.100.K with regard to concurrent approvals.

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

Access to the site is provided by a rear alley with access to Coolidge Avenue and Hoover Avenue, both designated as 80-foot Collector Streets as shown on the Master Plan of Streets and Highways. Egress would be to Casino Center Boulevard with right turns only. The planned access and circulation will not have a negative impact on adjacent roadways.

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

The materials used for this project are consistent with the minimum design standards established by the Interim Downtown Las Vegas Development Standards for a temporary parking lot.

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 temporary parking lot will be harmonious and compatible with existing commercial and multi-family residential development in the area. It will be screened with wrought iron fencing along Coolidge Avenue.

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

All development will require permits and inspections that are intended to maintain the public health, safety and welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved rezoning (Z-0100-64) to reclassify approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south from R- 1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
11/16/16	The City Council approved a request for a Rezoning (ZON-65286) from: R-4 (High Density Residential) and C-2 (General Commercial) to: C-1 (Limited Commercial) at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-65287) for a 14-story Mixed-Use use including 33,396 square feet of commercial space and 458 residential units located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of Downtown Centennial Plan architectural standards located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended denial.
11/07/18	The City Council approved the first Extension of Time (EOT-74564) of an approved Special Use Permit (SUP-65287) for a 14-story Mixed-Use use at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval.
	The City Council approved the first Extension of Time (EOT-74565) of an approved Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of Downtown Centennial Plan architectural standards on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval.
12/16/20	The City Council approved the second Extension of Time (20-0249-EOT1) of an approved Special Use Permit (SUP-65287) for a 14-story Mixed-Use use at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/16/20	The City Council approved the second Extension of Time (20-0249-EOT2) of an approved Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of downtown centennial plan architectural standards on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue. The application will expire on 11/16/22 unless another Extension of Time is approved. Staff recommended approval.
09/13/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 0.15 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APN 139-34-410-038), C-1 (Limited Commercial) Zone, Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
05/13/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/08/09	A building permit (R-137246) was issued for demolition of an existing residential dwelling at 932 South Casino Center Boulevard. A final inspection has not been approved.
10/15/15	A Plan Check Review (PRC-61700) was processed for proposed onsite improvements, hardscapes, landscaping and wrought iron fencing related to an "art walk" at 932 South Casino Center Boulevard. The plan check review expired 03/16/17.
12/24/15	A building permit (C-302149) was issued for 3.5-foot tall wrought iron fencing at 932 South Casino Center Boulevard. A final inspection has not been approved.

<i>Pre-Application Meeting</i>	
05/19/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application.

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

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Field Check	
08/03/22	The site is undeveloped with the exception of some pavers installed near the intersection. No trash or debris was present at the time of inspection; however, some weeds were present along the perimeter. A partially constructed wrought iron fence is located along Coolidge Avenue and the rear alley. There is no existing curb cut along Casino Center Boulevard adjacent to this site. Full streetscape improvements have been installed, and an ADA parking space turnout has been added on Coolidge Avenue.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped [Vacant]	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Undeveloped [Vacant]	MXU (Mixed Use)	C-2 (General Commercial)
East	Undeveloped [Vacant]	MXU (Mixed Use)	C-2 (General Commercial)
West	Outdoor Storage	MXU (Mixed Use)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan (18b Las Vegas Arts District)	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	6,580 SF	N/A
Min. Lot Width	100 Feet	47 Feet	Y*
Temporary Parking Lots	Bumper stops shall abut any sidewalk, street alley or landscape buffer	Bumper stops provided at 35-degree angles to Coolidge Ave. and Casino Center Blvd.	Y
Streetscaping	Any two of the following:		
	Permanent artistic installation along street frontage line(s)	Decorative bicycle rack along Casino Center Blvd	Y
	42" tall ornamental screen fence along street frontage line(s)	60" ornamental wrought iron fencing along Coolidge Ave and rear alley	Partial conformance
	Standard streetscape and amenities	10-foot sidewalk, five-foot amenity zone and thematic trees within grates	Y
	5' wide perimeter landscape buffer along the front and corner side yard setback lines	Not provided	
	10 sf of landscape area for each parking space with a min. of (1) 15-gal shade tree per 6 parking spaces with (4) 1-gal shrubs (130 SF required)	(7) 24-inch box Shoestring Acacia and (2) 25' BTH Deglet-Noor palm trees (773 SF)	Y

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*APN 162-03-110-038 is legally nonconforming with respect to lot width in the C-1 zoning district.

Pursuant to Title 19.08, the following standards apply (35-degree spaces):

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Stall Width	9 feet	9 feet	Y
Min. Stall Depth	17.5 feet	17.5 Feet	Y
Min. Drive Aisle Width	12 feet	12 feet	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Casino Center Blvd	Major Collector	Master Plan of Streets and Highways	80	Y
Coolidge Avenue	Major Collector	Master Plan of Streets and Highways	77	N

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Casino Center Blvd (north of Charleston Blvd)	10-foot sidewalk with 5-foot amenity zone	Existing 5-foot sidewalk Existing 5-foot amenity zone with palm trees	N
	Min. 25-foot tall Deglet-Noor Date Palms at 30-foot increments	(2) Existing Deglet-Noor Palm Trees in sidewalk	Y
Coolidge Ave	10-foot sidewalk with 5-foot amenity zone	Existing 10-foot sidewalk Existing 5-foot amenity zone	Y
	36" box shade trees at 20' intervals	(4) existing shade trees in grates	Y

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

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Facility - Temporary	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		13		N/A
Regular and Handicap Spaces Required			N/A	N/A	12	1	N/A