



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: APRIL 11, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: JACKSON SHAW, INC. - OWNER: CITY PARKWAY V, INC.**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0063-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      27

**NOTICES MAILED**                      73

**PROTESTS**                      0

**APPROVALS**                      0

**\*\* CONDITIONS \*\***

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**23-0063-SDR1 CONDITIONS**

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**Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/02/23, except as amended by conditions herein.
3. The following waivers from Symphony Park Design Standards are hereby approved:
  - a. To allow zero percent of the building facade to be located at the build-to line along Promenade Place and Symphony Park Avenue where Section 4.2 of the Symphony Park Design Standards requires a minimum of 100 percent.
  - b. To allow zero percent of the building façade to be located at the build-to line along Grand Central where Section 4.2 of the Symphony Park Design Standards requires a minimum of 80%.
  - c. To allow a building setback from the build-to line along Promenade Place as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standards allows no building setback.
  - d. To allow a building setback from the build-to line along Symphony Park Avenue as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standard allows no building setback.
  - e. To allow a building setback from the build-to line along Grand Central Parkway as shown on the approved site plan dated 03/23/20 where Section 4.2 of the Symphony Park Design Standards allow a 10-foot building setback.
  - f. To allow no shade structures on Promenade Place where Section 2.8 of the Symphony Park Design Standards requires them.
  - g. To allow no green-screen along Grand Central Parkway where the Symphony Park Streetscape Schematic Design manual requires them.
  - h. To allow deviations to the Symphony Park Avenue (Entrance) streetscape standards including planting patterns, planting materials and streetscape standards as per the approved landscape plans date stamped 03/23/20.

**Conditions Page Two**  
**April 11, 2023 - Planning Commission Meeting**

- i. To not require certification by USGBC as required by Section 1.13 of the Symphony Park Development Standards. This waiver applies to the certification requirement only – the development shall comply with all other LEED standards as specified within the Symphony Park Design Standards and 2009 LEED requirements unless approved by a separate waiver.
4. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
5. Construction documents shall be submitted to the Symphony Park Design Review Committee for review and approval prior to the submittal for building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas City Council and the Symphony Park Design Standards. A letter of approval from the Symphony Park Design Review Committee must be submitted with the building permit application.
6. 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 conform to the landscape and streetscape standards specified in the Symphony Park Design Standards, except as amended herein.
7. Unless otherwise specified by the Symphony Park Design Review Committee, the following streetscape amenities shall depicted on the technical landscape plan:
  - a. Symphony Park Avenue
    - i. Include Planter Pot A as appropriate
    - ii. Provide Backless Street Benches as appropriate
    - iii. Provide trash receptacles as appropriate
  - b. Grand Central Parkway
    - iv. Include Planter Pot A on this frontage as appropriate
    - v. Substitute backless street benches with backed benches
    - vi. Provide trash receptacles as appropriate
  - vii. Locate the two palms within grates on the southern portion of this frontage to back of curb. Panel planning is preferred, but grates are acceptable as well.
  - c. Promenade Place
    - viii. Locate palms in Type A 4x6 tree grates (PL-9)
    - ix. Locate shade trees within the hardscape (PL-2)
    - x. Planter Pot B are to be planted with Dwarf Rosemary

**Conditions Page Three**  
**April 11, 2023 - Planning Commission Meeting**

8. The technical landscape plan shall depict all street trees planted in continuous tree trenches beneath the sidewalk as specified in Symphony Park Design Standards Section 2.2.
9. Coordinate with the SPDRC to finalize the locations of the required art opportunity locations on Grand Central Parkway and Symphony Park Ave prior to, or at the time of building permit submittal.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Symphony Park Design Standards, unless approved by a separate Waiver.
12. All proposed signage will require compliance with the provisions of Section 3.16 of the Symphony Park Design Standards
13. 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.
14. All necessary building permits shall be obtained and final inspections shall be completed in compliance with the Symphony Park Design Standards, Title 19 (as applicable), and all codes as required by the Department of Building and Safety.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to discuss acceptable locations for grease interceptors and points of connection to the public sewer.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Comply with approved Traffic Impact Analysis #76094.
19. Comply with the approved Drainage Plan and Technical Drainage Study on File with the Department of Public Works.

**Staff Report Page One**  
**April 11, 2023 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The request is for a five-story, 441-unit hotel at the southeast corner of Symphony Park Avenue and Grand Central Parkway. The subject site is located on a portion of Symphony Park Parcel B and shares the parcel with a parking garage owned by the City of Las Vegas.

The Symphony Park Design Review Committee (SPDRC) is tasked with reviewing all submitted plans within Symphony Park to ensure compliance with the requirements of the Symphony Park Design Standards. The proposed development was reviewed and conditionally approved by the SPDRC on July 25, 2022.

**ISSUES**

- This is a request to re-entitle, as the same project was approved by the City Council on June 17, 2020. The previously approved Land Use Entitlement (SDR-78589) expired on June 17, 2022 while a Building Permit application was under review. Staff finds the proposed development can still actively contribute to the overall vision for Symphony Park and recommends approval of this Site Development Plan Review request.
- In order to exercise an approved Site Development Plan Review, a Building Permit for the primary structure must be issued prior to the expiration date.
- The proposed 441-unit hotel is located on Symphony Park Parcel B and shares the parcel with a City of Las Vegas parking garage.
- The Symphony Park Design Review Committee reviewed and conditionally approved the five-story hotel development on July 25, 2022. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review request.
- Waivers to the Symphony Park Design Standards may be granted by the City Council upon a recommendation from the SPDRC. Ten waivers of design standards are recommended for approval by the SPDRC. Staff concurs with the findings made by the SPDRC, and recommends approval of the waiver requests.

**ANALYSIS**

The subject site is located at the southeast corner of Symphony Park Avenue and Grand Central Parkway on Symphony Park Parcel B within the PD (Planned Development) zoning district. Symphony Park is located within the Downtown Las Vegas Overlay

**Staff Report Page Two**  
**April 11, 2023 - Planning Commission Meeting**

District and is governed by the Symphony Park Design Standards Manual. Technical aspects of the proposed development and associated block plan were reviewed by the SPDRC and a conditional approval was granted on July 25, 2022. The construction plans for the proposed development will be subject to further review and refinement by the SPDRC prior to the issuance of building permits.

The provided plan set depicts a five-story, 441-unit hotel and associated streetscape improvements. The proposed hotel will replace an existing surface parking lot currently situated on the subject site. The subject site fronts Grand Central Parkway, Symphony Park Avenue, and Promenade Place. The hotel will have primary vehicular access from Grand Central Parkway, and service access will be provide via a drive from Promenade Place. No on-site parking is being provided; however, it is expected that the applicant will enter into an agreement with the City of Las Vegas to utilize the adjacent parking garage located on the southern half of Parcel B. The floor plans indicate two ground-level restaurants with outdoor seating, a 10,000 square-foot ballroom, approximately 19,500 square feet of dedicated meeting/conference space, and an outdoor pool area.

The Symphony Park Design Standards do not designate setback areas in the same manner as Title 19; rather, a percentage of the ground level of the building must be built to the back of the private sidewalk along street frontages, which is referred to as a “build-to line.” The design standards specify a 28-foot build-to line along the Grand Central Parkway frontage, a 15-foot build-to line along the Promenade Place frontage, and a 15-foot build-to line along the Symphony Park Avenue frontage. One-hundred percent of the building face is required to be located at the build-to line along Promenade Place and Symphony Park Avenue, and 80 percent of the building face is required to be located at the build-to line along Grand Central Parkway. A ten-foot setback from the build-to line is permitted on Grand Central Parkway for 20 percent of the building, and no setback is permitted on Symphony Park Avenue or Promenade Place.

The build-to line and setback requirements are not being met on any of the street frontages. Only a small percentage of building face is located at the build-to line along Grand Central Parkway, Symphony Park Avenue, and Promenade Place. At maximum, the building setbacks from the build-to line are approximately 70 feet along Grand Central Parkway, nine feet along Promenade Place, and 50 feet along Symphony Park Avenue. While the building does not meet the build-to line or setback requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level. Waivers have been requested to provide relief from the build-to line and setback requirements, and each waiver request has been detailed in an upcoming section of this report.

**Staff Report Page Three**  
**April 11, 2023 - Planning Commission Meeting**

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. Each of the 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 can include 60-inch box shade trees, 24-foot tall palms, special hardscape treatments, pedestrian lighting, and street furniture such as benches and trash bins. The final streetscape design will continue to be refined in coordination with the SPDRC prior to building permit issuance. A table with streetscape specifics for each street frontage can be reviewed within the “Background Information” section of this report.

The provided landscape plans generally depict, with some variation, the required streetscape trees, shrubs and groundcovers as specified by the design standards adjacent to Promenade Place and Grand Central Parkway. For required streetscape components on these frontages that were not included in the various waiver requests and not depicted on the plan set, conditions of approval have been included to ensure substantial compliance with all Symphony Park streetscape standards.

For Symphony Park Avenue, a waiver has been requested to allow deviations from the Symphony Park “Avenue Entrance” streetscape standards. The primary feature of the entrance standards is a dual row of palm trees, which are intended to create a distinctive Symphony Park arrival experience. Due to the proposed location of the outdoor pool area, the installation of a dual row of palms is not feasible and only a single row is proposed. The applicant has requested a waiver to provide relief from the entrance standards, and SPDRC has recommended approval of the request.

The Symphony Park Design Standards contain unique site design requirements that are intended to create an aesthetically pleasing, pedestrian oriented environment. The submitted building elevations depict a five-story hotel building with a generally flat roof and a dark EFIS exterior accented by various materials such as glazing, aluminum skin systems, and ribbed metal panels. Storefront window walls on the ground level will be accented with stone masonry screen systems. The design and material compatibility of the proposal has been thoroughly evaluated and conditionally approved by the SPDRC.

The applicant has requested a number of waivers to 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:

**Staff Report Page Four**  
**April 11, 2023 - Planning Commission Meeting**

- To allow less than 100% of the building frontage at the build-to line along Promenade Place and Symphony Park Avenue as required by Section 4.2 of the Symphony Park Design Standards.

*Justification – The build-to line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed hotel use, and that the areas within the resulting building setback will be utilized for pedestrians and hotel guests, variations to the build-to lines are acceptable along these frontages.*

- To allow less than 80% of the building frontage at the build-to line along the Grand Central Parkway as required by Section 4.2 of the Symphony Park Design Standards.

*Justification – The build-to line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. The hotel receives primary access from Grand Central Parkway, which necessitates the need for interior traffic circulation at this location. As such, non-compliance with build-to lines along this frontage is acceptable.*

- To allow an approximately nine-foot setback from the build-to line along a portion of Promenade Place where no building setback is permitted, an approximately 50-foot setback from the build-to line along portions of Symphony Park Avenue where no building setback is permitted, and an approximately 70-foot setback from the build-to line along a portion of Grand Central Parkway where 10 feet is permitted.

*Justification – The setback requirements for this parcel was intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a hotel, and that the areas within the setback zone will be utilized for pedestrians and hotel guests, exceeding the maximum setback at these locations is acceptable.*

- To allow the omission of shade structures along Promenade Place

*Justification – The hotel's location on a half block along this street frontage limits the available area to install the structure, and the shade structure omission is acceptable at this location.*

- To allow the omission of the required green screen along Grand Central Parkway.

*Justification – The applicant's justification letter indicates a request for this waiver; however, the provided landscape plan depicts the green screens as required. SPDRC recommends a waiver of the green screen requirement in the event the applicant chooses not to include them at the time of building permit.*



**Staff Report Page Five**  
**April 11, 2023 - Planning Commission Meeting**

- To allow deviations to the Symphony Park Avenue (Entrance) streetscape standards including planting patterns, planting materials and streetscape standards per the approved site plan.

*Justification –Due to the proposed swimming pool area, a dual row of entryway palm trees is not feasible due to a lack of amenity zone width. A single row of palms has been proposed, in addition to other minor landscape material and street furniture deviations.*

- To allow the developer to utilize the 2009 LEED standards in effect when the most recent version of the Symphony Park Standards were adopted (2010), and to waive the LEED certification requirement.

*Justification – The newest requirements of the US Green Building Council (USGBC) LEED certification process exceeds those that were in effect at the time of the latest adoption of the Symphony Park Design Standards. City Staff will continue to ensure compliance with the 2009 LEED standards, including submittal of checklists, but will not require formal certification from USGBC.*

This parcel is not currently served by Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Backflow preventers must be placed onsite within an LVVWD easement. The development may propose a shared onsite fire system and domestic service. Southern Nevada Water Authority Regional Connection Charges for the hotel units will be assessed on a per unit basis and all fees are due at the time of civil plan approval and building permit issuance. A meeting with the planning and engineering services division is required to go over design and placement of district facilities.

The proposal will provide much needed hotel accommodations within Symphony Park and the Downtown Las Vegas Market District. The proposed development is compatible with development in the surrounding area, and it is consistent with the goals and intent of the both 2045 Downtown Master Plan and the Symphony Park Design Standards. With approval of the requested waivers, the site will be in substantial conformance with the requirements of the Symphony Park Design Standards. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review and all requested waivers.

## **FINDINGS (23-0063-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:

**Staff Report Page Six**  
**April 11, 2023 - Planning Commission Meeting**

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development and development in the area.

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

With approval of the requested waivers, the proposed development will be generally consistent with the General Plan, Title 19, the Downtown Las Vegas Overlay 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.

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

Primary access to the site is provided from Grand Central Parkway and a service drive is provided from Promenade Place. Site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

- 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 site and landscape 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 elevations depict a visually interesting five-story building with numerous recesses, pop-outs and other architectural features. The ground level facade is well integrated with the proposed streetscape, which provides a pleasing pedestrian environment.

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

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

**Staff Report Page Seven**  
**April 11, 2023 - Planning Commission Meeting**

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. Staff and the Planning Commission had recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel B in this document.
04/02/14	The City Council adopted Ordinance #6311, which updated the Symphony Park Development Standards Manual and introduced additional permissible land uses.
09/05/18	The City Council approved a Site Development Plan Review (SDR-73917) for a four-story parking garage on a portion of the Symphony Park Parcel B.
04/20/20	The Symphony Park Design Committee conditionally approved the site design submitted with the entitlement package.
06/17/20	The City Council approved a request for a Site Development Plan Review (SDR-78589) for a proposed 441-Unit Hotel with Waivers of the Symphony Park Design Standards on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
04/2004	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
11/19/21	A Master Building Permit application (PRC21-00163) was submitted for the construction of a hotel and conference center in Symphony Park at 330 South Grand Central Parkway.
12/07/21	A Building Permit application (C21-05116) was submitted for the construction of a hotel and conference center in Symphony Park at 330 South Grand Central Parkway.

**Staff Report Page Eight**  
**April 11, 2023 - Planning Commission Meeting**

<b><i>Related Building Permits/Business Licenses</i></b>	
12/07/21	A Building Permit application (C21-05117) was submitted for onsite water, sewer, and hardscape improvements at 330 South Grand Central Parkway.
04/07/22	A Building Permit application (C22-01450) was submitted for a 441 room dual brand Marriott Hotel at 330 South Grand Central Parkway.

<b><i>Pre-Application Meeting</i></b>	
03/05/20	A pre-application meeting was held and numerous submittal topics were discussed including the SPDRC process, Symphony Park waiver request process, site design elements, and general submittal application requirements.
02/02/23	Staff was alerted to the expiration of entitlements and processed an application for new entitlements for the April 2023 Planning Commission cycle.

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

<b><i>Field Check</i></b>	
03/16/23	The subject site is developed with a surface parking lot.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	2.61

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Parking Structure	MXU (Mixed Use)	PD (Planned Development)

Staff Report Page Nine  
 April 11, 2023 - Planning Commission Meeting

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
East	Museum/Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)
West	World Market Expo Center	MXU (Mixed Use)	PD (Planned Development)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Master Plan 2050 Area: Downtown Las Vegas	Y
Symphony Park Design Standards	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District – 175 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3b	Y
PD (Planned Development) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Appendix F Interim Downtown Las Vegas Development Standards – Symphony Park District	Y
Trails	N/A
Las Vegas Redevelopment Plan 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 the Symphony Park Development Standards, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A		Y
Min. Lot Width	N/A		Y
Max. Building Height	N/A		Y
Mech. Equipment	Screened	Screened	Y

**Staff Report Page Ten**  
**April 11, 2023 - Planning Commission Meeting**

<b><i>Minimum Setbacks</i></b>	<b><i>Required</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Grand Central Parkway (28-foot build-to line**)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	0% at build-to line	N*
Grand Central Parkway (10-foot setback from the build-to line)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	70 feet	N*
Promenade Place (15-foot build-to line)	100% of the building frontage must follow the build-to line.	<100%	N*
Promenade Place (No setbacks permitted )	100% of the building frontage must follow the build-to line.	9 feet	N*
Symphony Park Ave (build-to line varies)	100% of the building frontage must follow the build-to line.	<100%	N*
Symphony Park Ave (no setbacks permitted)	100% of the building frontage must follow the build-to line.	50 feet	N*

*\* A Waiver has been requested to provide relief from the requirement.*

Staff Report Page Eleven  
 April 11, 2023 - Planning Commission Meeting

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

<b><i>Street Frontage</i></b>	<b><i>Required</i></b>	<b><i>Provided</i></b>	<b><i>Compliance*</i></b>
Symphony Park Ave	Medjool Date Palm (24' on center) Required in double column within grates and concrete seat wall	Single Column Medjool Date Palm (24' on center) in concrete seat wall	N*
	Dwarf Rosemary Ground Cover	Dwarf Rosemary Ground Cover	Y
	Buffalo Grass	Buffalo Grass	Y
	4' Type B Grates	Provided for Endcap Palms	N*
	Panel Planting	Panel Planting	Y
	Planter Pot A	Not Provided	N**
	35% Scored Concrete	35% Scored Concrete	Y
	45% Special Paving	45% Special Paving	Y
	25% Plantings	25% Plantings	Y
	Cast in Place Seat wall (SW.1)	Cast in Place Seat wall	Y
	Centennial Street Light	Centennial Street Light	Y
	Pedestrian Lights	Pedestrian Lights	Y
	Backless Street Bench	Not Provided	N**
	Trash Receptacle	Not Provided	N**
	Bollard	No Vehicular areas - Not Required	Y
	Art Opportunity/Shade Structure	Not Provided	N**
	Open-Space	Provided as Required	Y

**Staff Report Page Twelve**  
**April 11, 2023 - Planning Commission Meeting**

<b>Street Frontage</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance*</b>
Grand Central Parkway	Medjool Date Palm and 60" Box Desert Museum Palo Verde (24' on center)	Medjool Date Palm and 60" Box Desert Museum Palo Verde (24' on center)	Y
	Thunder Cloud, Valentine Eremophila, Regal Mist, Mexicana Damianita 5-gallon Shubs	Thunder Cloud, Valentine Eremophila, Regal Mist, Mexicana Damianita 5-gallon Shubs	Y
	Desert Carpet Acacia Ground Cover	Desert Carpet Acacia Ground Cover	Y
	Squid Agave, Golden Barrel Cactus and Star Jasmine Accents	Squid Agave, Golden Barrel Cactus and Star Jasmine Accents	Y
	Panel Planting	Panel Planting	Y
	30% Scored Concrete	30% Scored Concrete	Y
	5% Special Paving	5% Special Paving	Y
	65% Plantings	65% Plantings	Y
	Type A planter pots	Not shown	N**
	Centennial Street Light	Centennial Street Light	Y
	Pedestrian Lights	Pedestrian Lights shown	Y
	Street Bench w/back	Street Bench w/o back	N**
	Trash Receptacle	Not shown	N**



Staff Report Page Thirteen  
 April 11, 2023 - Planning Commission Meeting

<b>Street Frontage</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance*</b>
Promenade Place	60" Desert Museum Palo Verde (24' on center)	Blue Palo Verde (24' on-center)	Y***
	Medjool Date Palm(24' on center)	Medjool Date Palm(24' on center)	Y
	Palm in Type A 6x4' tree grates	Palm in 4x4 tree grate	N**
	Street tree in Hardscape	Street Tree in 4x4 tree grate	N**
	Red Yucca Shrubs	Red Yucca Shrubs	Y
	Desert Carpet Acacia, Dwarf Rosemary Ground Covers	Desert Carpet Acacia, Dwarf Rosemary Ground Covers	Y
	Desert spoon Accent plant	Not Shown	Y***
	Special paving (100%)	Special paving (100%)	N
	Trash receptacles	Trash receptacles	Y
	Type B planter pots	Type B planter pots	Y
	Promenade Viso Street Lights	Promenade Viso Street Lights	Y
	Viso Pedestrian Lights	Viso Pedestrian Lights	Y
	Pedestrian up-lights	Pedestrian up-lights	Y

\* A Waiver has been requested to provide relief from the requirement.

\*\* Does not meet standard but will be required as a Condition of Approval.

\*\*\*Alternative plant material previously approved by SPDRC.

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	ADA	Regular	ADA	
Hotel	441	1 per room	441				
TOTAL SPACES REQUIRED			432		0		Y*
Regular and Handicap Spaces Required			9		0	0	Y*

\*Projects located within the Downtown Las Vegas Overlay District are not subject to the automatic application of Title 19.12 suburban parking requirements. However, the above

**Staff Report Page Fourteen**  
**April 11, 2023 - Planning Commission Meeting**

*table should be used to illustrate the requirements of an analogous project in another location in the City. Staff supports the proposed project as it is located adjacent to a public parking garage.*

**Downtown Form Based Code Parking Standards - Title 19.09.100.G**

Parking Standards Medium Load – Zone 2	Between 35% and 65%	155 - 287	*Y
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*\*Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100 (Form Based Code). This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Symphony Park Area 3b) 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 the Form Based Code designated areas of the City. Staff supports the proposed project as it is located adjacent to a public parking garage.*

<b>Waivers</b>		
<b>Section/Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Section 4.2 - 100% of the building frontage must follow the build-to line.	Nine-foot setback from the built-to-line along a portion of Promenade Place	Approval
Section 4.2 - 100% of the building frontage must follow the build-to line.	50-foot setback from the build-to line along a portion of Symphony Park Avenue	Approval
Section 4.2 - 80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	70-foot setback from the built-to-line along a portion of Grand Central Parkway	Approval
Section 4.2 - 80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	To allow less than 80% of the building frontage at the build-to line along the Grand Central Parkway	Approval
Section 4.2 - 100% of the building frontage must follow the build-to line.	To allow less than 100% of the building frontage at the build-to line along the Promenade Place	Approval

**Staff Report Page Fifteen**  
**April 11, 2023 - Planning Commission Meeting**

<b>Waivers</b>		
<b>Section/Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Section 4.2 - 100% of the building frontage must follow the build-to line.	To allow less than 100% of the building frontage at the build-to line along the Symphony Park Avenue	Approval
Section 2.8 – Provide Shade Structures on Promenade Place	Omission of shade structures along Promenade Place	Approval
SP Streetscape Schematic Design Appendix	Omission of the required green screen along Grand Central Parkway	Approval
Section 2.10 - Symphony Park Avenue (Entrance) streetscape standards	To allow deviations to the Symphony Park Avenue (Entrance) streetscape standards including planting patterns, planting materials and streetscape standards as per the submitted landscape plan.	Approval
Section 1.13 - Requires LEED Certification	To allow the building to be built to 2009 LEED standards but not be certified.	Approval