



City of Las Vegas

Agenda Item No.:- 79.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF AUGUST 2, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: MARGO WHEELER

Consent

SUBJECT:
REZONING

Discussion

ZON-12070 - ABN-12070 - PUBLIC HEARING - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.30 acre at 1300 and 1306 South Casino Center Boulevard (APNs 162-03-110-135 and 136), Ward 1 (Tarkanian). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Support letter from the Las Vegas Arts District Neighborhood Association
6. Submitted after final agenda revised diagrams by staff for Items 79 and 80

Motion made by LOIS TARKANIAN to Approve subject to conditions and amending Condition 1 as read for the record as follows:

1. A Resolution of Intent with a one-year time limit.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 79 [ZON-12070] and Item 80 [SDR-12071].

CITY COUNCIL MEETING OF: AUGUST 02, 2006

COUNCILWOMAN TARKANIAN noted there was previous controversy regarding the project but with the recent amendments to the proposal there have been no protests since. She referenced a letter of support in the backup submitted by the neighborhood association and pointed out the developer's acknowledgement of the Arts District. There is a mural which signifies the birth of the Arts District that the developer has agreed to preserve and dedicate within the project. This act is very important to the community and she thanked the applicant for making such a consideration. She commended businesses that have expressed the desire to offer alternative business locations and even assisting with low-cost housing for artists.

SHELDON COLEN, 921 American Pacific, appeared on behalf of the applicant and noted two revisions which reduced the intensity of the project.

MAYOR GOODMAN questioned if the height of the building could be discussed since it is different than what was originally proposed. DEPUTY CITY ATTORNEY SCOTT indicated that so long as the new height proposal is of less impact, the matter can be discussed. MR. COLEN reiterated that upon negotiations with COUNCILWOMAN TARKANIAN, the project was modified to be of lesser impact with an added artistic design.

In response to MAYOR GOODMAN'S questioning, MR. COLEN indicated construction would begin immediately. MR. COLEN emphasized the developer's desire to construct the project before sales begin so that owners could immediately occupy their units.

MAYOR GOODMAN praised the project's unique style and stated his concern that many developers take advantage of entitlements granted by the Council. Often times once property is granted those entitlements, the project is altered without notification and is sold at a later date in order to make profit. MAYOR GOODMAN expressed displeasure for those actions. He suggested the Council consider adding a one-year review to prevent properties from being "flipped" and after that year the Council would be able to evaluate the developer's intent and better manage the projects.

COUNCILMAN WEEKLY commended COUNCILWOMAN TARKANIAN for her efforts to transform this area into quite the art attraction and encourage future development to follow.

MAYOR GOODMAN stated he was just informed of the statement of financial interest indicating MARK FINE is a partner and therefore would need to abstain because he and MARK FINE own property on West Charleston Boulevard together. MR. COLEN confirmed that MARK FINE is no longer involved in the project and so MAYOR GOODMAN recanted his need to abstain.

MAYOR GOODMAN supported COUNCILMAN WEEKLY'S comments and expressed his enthusiasm to participate on the item.

CITY COUNCIL MEETING OF: AUGUST 02, 2006

An unidentified male speaker of the Las Vegas Arts District Neighborhood Association stated his satisfaction with the reduction of intensity. Though only few attended the recent neighborhood meeting he noted it was decided that many art pieces would be utilized and local artists would be able to assist with the design. He looks forward to this development and their desire to build immediately.

MARGO WHEELER, Director of Planning and Development, stated that Condition 1 would be amended to reflect the Resolution of Intent with a one-year time limit, and Condition 3 of Item 80 [SDR-12071] to be amended to read that all development shall be in conformance with the site plan and building elevations date stamped 7/25/2006 for a maximum 22-story mixed use project with 172 residential units and a minimum 7,000 square foot ground floor retail except as amended by conditions herein. MR. COLLEN agreed.

MAYOR GOODMAN declared the Public Hearing closed for Item 79 [ZON-12070] and Item 80 [SDR-12071].