



City of Las Vegas

Agenda Item No.: 147.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 6, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT
REZONING

ZON-13879 PUBLIC HEARING - APPLICANT: BLOKHAUS - OWNER: ARTCENTRAL, LLC - Request for rezoning from C-1 (LIMITED COMMERCIAL) TO: R-5 (APARTMENT) of 0.25 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tahitian). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 147 [ZON-13879] and Item 148 [SDR-13883].

JIM TORTI, Blokhaus, appeared on behalf of the owners. He noted the proposal offers a unique housing project but requested the design matter, Item 148 [SDR-13883], be tabled. Upon discussing some issues with DOUG RANKIN, Planning and Development Department, he was advised to request the matter be tabled to allow time for further planning. Apartments were originally proposed but MR. TORTI indicated the intent is to propose a condominium work force project instead.

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COUNCILMAN REESE queried whether the aesthetics of the design would change and MR. TORTI confirmed they would not though the site plan could have minor deviations. The price of the condos would begin at \$262,000 for a studio and range to up to \$500,000 for the penthouse as the developer is not a high-rise, amenity-driven developer. He displayed renderings of the proposal and COUNCILMAN REESE expressed his preference for work force, affordable-type of housing rather than a high-rise, high-priced condo development.

MARGO WHEELER, Director of Planning and Development Department, confirmed that the Zoning and Site Development Review applications can both go forward since the applicant is not changing the site plan and DEPUTY CITY ATTORNEY BRYAN SCOTT agreed. MR. TORTI agreed to go forward.

DICK DYER, 8260 Hilton Head Court, President of the Las Vegas Arts District Neighborhood Association, supported the project although they had expected apartments since the project would remain affordable. He concurred with the desire to have working people living there and requested approval.

MAYOR GOODMAN questioned the time table of completion. MR. TORTI explained that entitlements could not be obtained sooner than 90 days and could take as long as the rest of the year. After that, it would not be completed until two years after entitlements because of the pre-design stage and additional planning needed. MAYOR GOODMAN expressed discomfort for the project taking beyond two years to avoid property from being flipped. He commented on the slow business market of California, expressed desire to construct projects in a swift manner and suggested a one-year review. MR. TORTI agreed to the review.

MARGO WHEELER, Director of Planning and Development Department, stated Condition 2 of Item 148 [SDR-13883] would need to be changed from a two-year review to one-year review.

MAYOR GOODMAN declared the Public Hearing closed for Item 147 [ZON-13879] and Item 148 [SDR-13883].