



*City of Las Vegas*

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANEE - SDR-20709 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT SMITH CENTER FOR THE PERFORMING ARTS - OWNER: CITY PARKWAY V, ETC. Request for a Site Development Plan Review FOR A PERFORMING ARTS CENTER INCLUDING A 2,100 SEAT AUDITORIUM AND AN EDUCATION CENTER WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, LIGHTING STANDARDS, ARCHITECTURAL STANDARDS AND ACCESS REQUIREMENTS on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway (APN 139-34-110-004), PD (Planned Development) Zone, Ward 5 (Barlow)

C.C.: 05/07/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Union Park Design Review Committee Letter
7. Support Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE)

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

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DOUG RANKIN, Planning and Development Department, noted that this development would be the first of several phases to be approved through future Site Development Plan Reviews (SDRs). He stated the SDR and requested waivers had been reviewed and approved by the Union Park Review Committee with additional conditions. He pointed out that the City would provide surface parking until the parking structure is completed and recommended approval.

MYRON MARTIN, President of the Smith Center, and GREGORY HAUS, David M. Schwarz/Architectural Services, Inc., appeared on behalf of the applicant. MR. HAUS briefly described the site plan and the buildings and elevations. MR. MARTIN emphasized the fact that the buildings' construction would include the use of Nevada granite quartzite, an indigenous material, and noted that the buildings would be Leadership in Energy and Environmental Design (LEED) certified.

MR. HAUS informed COMMISSIONER DUNN that parking would be located to the east and west during the initial phase of the project and, when the development was completed, it would be shared with other uses.

In response to COMMISSIONER STEINMAN's question, MR. HAUS explained that all three buildings were scheduled to be completed at the same time, with construction of the retail building taking place during the second phase. MR. HAUS noted that the three buildings were originally planned for construction in separate phases, but sufficient funding had been obtained to permit construction of all three at the same time. MR. MARTIN thanked the Donald W. Reynolds Foundation for providing the funding to allow construction of all three buildings to go forward. MR. HAUS explained that the lighting waivers were needed as the Union Park guidelines required little or no uplighting on buildings. Because the buildings would be LEED-certified, there would be minimal uplighting of the building. COMMISSIONER STEINMAN expressed his support of uplighting the concert hall.

COMMISSIONER EVANS thanked the applicants for their commitment to the downtown and the Union Park area. He also thanked them for addressing his sustainability concerns and MR. HAUS noted that the specific LEED level had not yet been determined. MR. HAUS also explained how the design of the concert hall had been determined, pointing out that most cities aim for an eclectic mix of architectural styles. MR. MARTIN added that the goal for the Smith Center was to construct buildings that would last in a town known for tearing its buildings down after 30 or 40 years. MR. HAUS also informed COMMISSIONER EVANS that the concert hall's design included ample opportunities for public art. COMMISSIONER EVANS encouraged other members of the community to follow the example set by MR. SMITH and Reynolds Foundations and MR. MARTIN noted that members of the community were giving back and helping with generous donations to the Smith Center.

COMMISSIONER QUINN questioned the applicants regarding amenities for disabled persons. MR. HAUS assured her that seats for disabled persons would be available in every price range. MR. MARTIN added that this building, like other projects by the architect, exceeded ADA requirements and briefly described the amenities which would be available to disabled patrons.

CHAIR GOYNES declared the Public Hearing closed.