



City of Las Vegas

Agenda Item No.: 11.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANTE - ZON 28018 - REZONING PUBLIC HEARING - APPLICANT:
BLOKHA DEVELOPMENT, INC. ATTORNEY: ART CENTRAL SOUTH, LLC - Request
for a Rezonin FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on
0.18 acres at the southwest corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-
210-039 and 040) (Reese)

C.C.: 08/20/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by STEVEN EVANS to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

NOTE: Subsequent to the vote being displayed, COMMISSIONER TROWBRIDGE requested that his vote reflect the affirmative.

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 11 and 12.

FLINN FAGG, Planning and Development Department, stated that at this projects previous hearing, the Commissioners had expressed concern regarding the waiver from the streetscape

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standards. He explained that the streetscape for this area will need to be located in the public right-of-way. He assured the Commissioners that the buildings location was appropriate and stated that the applicant does not have sufficient room to install any streetscape. He noted that the conditions of approval for Item 12 included a condition requiring the applicant sign a covenant where the applicant agrees to install streetscape along their portion of the frontage at a time determined by the City. MR. FAGG also pointed out the 3-D renderings submitted by the applicant and expressed his support of the project.

JIM TORTI, 1600 National Avenue, San Diego, appeared on behalf of the applicant and agreed to all conditions.

TODD FARLOW, 240 North 19th Street, stated that as the downtown area becomes denser, wider sidewalks will be needed.

In response to COMMISSIONER EVANS request for clarification regarding staffs new condition, BART ANDERSON, Planning and Development Department, explained that the date for the installation of the streetscape had not been set. He stated that the City would prefer that any streetscape improvements be done at the same time for the properties along Casino Center and that the intent was for a similar condition to be imposed on all property owners seeking to redevelop their parcels. MR. ANDERSON acknowledged that the applicants could potentially request the removal of that condition, but stated that such a request would require approval by both the Planning Commission and the City Council. He noted that once the condition is imposed, the applicant would not oppose the streetscape improvements in the future.

COMMISSIONER EVANS stressed the importance in meeting the City's real goal to make the Arts District pedestrian-friendly and emphasized the importance of a shade canopy. He also expressed concern with the applicants choice in plants for the project observing that a horsetail plant uses a large amount of water. Relying on staffs recommendation for approval, COMMISSIONER EVANS expressed his support with the applicants agreement to the covenant condition.

MR. ANDERSON informed COMMISSIONER EVANS that the covenant would be the pre-agreement to a Special Improvement District, which would be required to be funded by the property owners. He also noted that tree grates would be placed where a traffic lane currently exists.

CHAIR GOYNES declared the Public Hearing closed for Items 11 and 12.