



*City of Las Vegas*

Agenda Item No.: 12.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: JULY 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANEE - SDR-27948 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER FENIC 20, LLC - Request for a Site Development Plan Review FOR PROPOSED TRAIN PASSENGER FACILITY WITH WAIVERS OF THE DOWNTOWN CENTRAL PLAN BUILD-TO-LINE AND STREETScape STANDARDS on 2.35 acres at the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-001-008) C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Consent to C-2 General Commercial) Zone, Ward 3 (Reese)

C.C.: 08/06/2008

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	1	Planning Commission Mtg.	4
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. Support Postcards
7. Submitted After Final Agenda - Protest Postcard

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2  
SAM DUNNAM, DAVID STEINMAN, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL, BYRON GOYNES)

**Minutes:**

ACTING CHAIR TROWBRIDGE declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development Department, recommended approval, as the proposed transit facility is compatible with the surrounding development.

JOHN SAWDON, 7373 Peak Drive, and DAVID SWALLOW, Principal Civil Engineer of the Regional Transportation Commission (RTC), appeared representing the application.

MR. SAWDON commented that the application is for the new City transfer terminal, consisting of a two-story facility approximately 18,000 square feet. He concurred with the conditions, except the denial or elimination of the chokers, under Condition 6. MR. SWALLOW interjected it is necessary to eliminate the chokers to allow the buses to turn onto 1st Street from the southern driveway on Garces Avenue.

BART ANDERSON, Public Works Department, explained for ACTING CHAIR TROWBRIDGE and COMMISSIONER DUNNAM that chokers are used at intersections to reduce the street crossing width for pedestrians.

MR. SWALLOW clarified for DEPUTY CITY ATTORNEY JAMES LEWIS that the RTC was requesting elimination of the bulbouts, as depicted in the attached site plan.

MARGO WHEELER, Director of the Planning and Development Department, referenced the second sentence of Condition 6, which includes staff recommendations on the chokers and quotes the Centennial Plan, appended that the latter part of the sentence would have to be removed if the chokers are eliminated, as requested by the applicant.

MR. ANDERSON drew the chokers on the site plan to demonstrate how they would fit. He suggested, however, that Condition 6 remain until the applicant could demonstrate, through templates and before the 8/6/2008 Council meeting, that the condition could not be met.

MS. WHEELER added that the condition was important, as the Arts Trail is to function as a major pedestrian link between the Arts District and Fremont Street. Therefore, she concurred with MR. ANDERSON'S recommendation to retain Condition 6 and have the applicant's request reviewed.

TODD FARLOW, 240 North 19th Street, asked where the parking for buses and taxis would be located, should they be housed at this location. MR. SWALLOW answered that the facility is intended to accommodate the current RTC bus operations, which are being relocated from the existing Downtown Transportation Center (DTC) to this site. This site would have half the number of bays currently available and be used for necessary RTC services.

COMMISSIONER EVANS said it was fine for the applicants to work with staff, although he would prefer all issues be resolved before consideration by the Planning Commission. He then expressed concern about insufficient shading for people that would have to wait for buses, as the illustrations did not reflect many trees, which provide shade and would be more inviting for people to use public transportation. MR. SAWDON explained that the facility will serve as an

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anchor component for a 25-block area with a bus terminal that will be LEED-Silver rated and will help promote development of the downtown area. Shade will be provided through the use of overhead canopies.

In answer to ACTING VICE CHAIR EVANS' questions as to why the transportation center is being relocated and possible relocation of the Greyhound terminal, MR. SWALLOW stated that it is in response to the City's request as part of downtown development, and he could not address the agreement between Greyhound and the Flamingo Hotel/Casino.

COMMISSIONER STAINMAN confirmed with MR. SWALLOW that the second floor would accommodate administrative offices, the facility would have a bike station and that there would not be any solar panels because future downtown development could cast shadows upon the panels.

COMMISSIONER EVANS supported the application, with the understanding that the applicant would work with Public Works and Planning and Development staff prior to the 8/6/2008 City Council meeting to demonstrate the technical difficulty of the project.

ACTING CHAIR TRACY BRIDGE declared the Public Hearing closed.

