



City of Las Vegas

Agenda Item No.: 41.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SDR-2966 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: THE STEGEL GROUP; OWNER: GOLD SPIKE HOLDINGS, LLC AND
PLUG IT IN, LLC Request to a Site Development Plan Review FOR EXTERIOR
MODIFICATION AND PROPOSED POOL, CABANA ADDITION AND PARKING REDUCTION
TO AN EXISTING STEEL CASINO WITH WAIVERS OF THE DOWNTOWN
CENTENNIAL PLANNING LANDSCAPE STANDARDS AND PARKING LOT SCREENING
STANDARDS on 1.44 acres at the the northwest corner of Ogden Avenue and Las Vegas
Boulevard (APN 19-04-01-13 thru 015, 13-34-510-034 and 043), C-2 (General Commercial)
Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="3"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

DENIAL

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 Meeting Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by SAM DUNNAM to Approve subject to conditions, deleting Condition 5 and amending Conditions 1, 3 and 7 as read for the record:

1. Site Development Plan Review (SDR-24794) shall be expunged.
3. All development shall be in conformance with the site plan and landscape plan date stamped 09/09/08, and building elevations date stamped 09/29/08, except as amended by conditions herein.

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7. A waiver from the Downtown Centennial Plan Streetscape Standards to allow 12 shade trees along Ogden Avenue where 15 are required, is hereby approved.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated that several modifications to the subject site were proposed including new landscaping and exterior building improvements. The project fails to meet several Downtown Centennial Plan Streetscapes standards. He recommended denial. Should the Site Development Plan Review be approved, MR. LOWENSTEIN read a revision to Condition 3.

TABITHA FIDDYMENT, 3800 Howard Hughes, appeared on behalf of the applicant. Referring to the overhead, she outlined the subject site and explained the applicants intent to redevelop the entire block within a five-year timeframe. In view of the current economical decline, MS. FIDDYMENT remarked that the applicant proposes to infuse capital into the project by doing a major facelift of the Travel Inn site including landscaping, constructing a new perimeter wall, resurfacing the parking area and undergrounding the existing utility lines.

MS. FIDDYMENT briefly discussed the variances with regard to the streetscape and parking lot screening standards. She emphasized that the proposal would revitalize existing structures and surrounding site by improving the overall look of the project. She asked for approval.

TODD FARLOW, 240 North 19th Street, was concerned that approving the Site Development Plan Review will impede the completion of revitalizing the downtown area.

MARGO WHEELER, Director of the Planning and Development Department, read revisions to Conditions 1, 3, 5 and 7 based on the applicants representation. MS. FIDDYMENT concurred.

COMMISSIONER EVANS remarked that the site plan is substandard and he was skeptical about approving it, preferring a better design.

In response to the COMMISSIONER EVAN'S concern, MS. FIDDYMENT explained that this proposal was part of redeveloping the subject site into a new hotel/casino resort. On the overhead, she displayed the projected building elevations as she explained the current conditions of the existing structures. MS. FIDDYMENT stated that, as part of the building remodel, new windows and air condition units would be added, the mechanical equipment would be screened and old banners would be replaced with neon and marquis signs.

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Although he understood MR. FARLOWS concerns regarding this project, COMMISSIONER TROWBRIDGE stated that the City is making tremendous efforts to revitalize the downtown area and he believed this project would contribute to that endeavor.

CHAIR GOYNES declared the Public Hearing closed.