



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-3174 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICATION FOR FORESTICULTURAL COMMERCIAL DEVELOPMENT - OWNER:
EVIEWOR, LLC; FC VEGAS 21, LLC AND FC VEGAS 39, LLC - Request for a Site
Development Plan Review for a 4.2 ACRES, 085 SQUARE-FOOT OFFICE BUILDING WITH
WAIVERS FROM DOWNTOWN CENTENNIAL PLAN STREETSCAPE
REQUIREMENTS, BUILDING FOOTPRINT REQUIREMENTS, AND AERIAL ENCROACHMENT
LIMITATION on 4.2 acres at the north west corner of South 1st Street and Clark Avenue (APNs
139-34-210-007 through 15, and 139-34-210-019 through 023), C-2 (General Commercial) Zone
and C-M (Commercial/Industrial) Zone, Ward 3 (Reese)

C.C.: 01/21/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
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

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and amending Conditions 8, 15 and 16 as read for the record:

8. Any ramps or stairs necessary to address differences in height between the finished grade of the public sidewalk and finished floor elevation of the building shall be accommodated on site and shall not encroach into the public right-of-way. A single stair and or ramp on the First Street side may be considered by Planning and Development and Public Works if there is a physical impediment fully complying with this requirement.

15. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 34% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008

16. All mechanical equipment, utility appurtenances, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan and all other applicable regulations. Service areas shall be screened from pedestrian or street view. Above-ground utility appurtenances shall not be located within amenity zones, sidewalk areas or pedestrian easement. Any above ground backflow preventers shall be fully landscaped on all sides.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
DAVID STEINMAN, STEVE EVANS, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, KEEN ELLSWORTH, (Against-None); (Abstain-None); (Did Not
Vote-None); (Excused-WICKI QUINN)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN MAGG, Planning and Development, indicated the project complies with the Downtown Centennial Plan and regulations. The applicant requested minor changes. Staff recommended approval.

ATTORNEY CHRIS KAEMPFER, 5800 Howard Hughes Parkway, appeared with SAM DUNNAM, 3471 West Flamingo Road. ATTORNEY KAEMPFER clarified that Condition 7 indicated that the City is working with them to identify the location of the parking structure.

MR. DUNNAM explained the request regarding the corner of the building, where they are providing a five-foot amenity zone and a 10-foot sidewalk, they would like to have a ramp and stairs within the public right-of-way. They will not be able to enclose the above ground water meter but will provide screening with landscaping.

ATTORNEY KAEMPFER requested for 34 percent reflective rating instead of 22 percent in order to meet the LEED requirement. He clarified with GART ANDERSON, Public Works, that Condition 24 refers to half street improvements.

TODD FARLOW, 240 North 19th Street, asked if the project will be multi-use or commercial development. ATTORNEY KAEMPFER displayed photos depicting a seven-story office building on Main Street, between Clark Avenue and Lewis Avenue.

MR. DUNNAM indicated that there will be off-site parking and underground as well. The off-site parking design review is required prior to Certificate of Occupancy. COMMISSIONER STEINMAN remarked that it would be ideal to have the parking in place prior to obtaining building permits. ATTORNEY KAEMPFER replied that the City will identify the property upon which the parking structure will be located well in advance of the Certificate of Occupancy. The building will not be occupied until appropriate parking is identified.

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008

MR. DUNNAM explained that the Grand Plaza located south of the property will have photovoltaic trees to reduce energy bills. During peak times, it will provide a large portion of energy. The Grand Plaza will have areas for public address meetings.

TOM SCHUMAN, JMA Architects, 37 Promontory Ridge Drive, stated that the public plaza is intended for multiple types of events. The building is unique in its design and referential to the history of Las Vegas, representing the past, present and future. He explained that the tree is a steel column varying from 40 to 60 feet in height, and allows for daylight giving a grand tent like space with filtered lighting. There will be a small retail element on the plaza. He verified that the City and Live/Work acquired five blocks in this area for the off-site construction staging.

COMMISSIONER BRUESDELL asked about pedestrian connectivity. MICHAEL CROWE, JMA Architects, replied that the existing plan, with procurement of the property, the parking structure will be to the southwest; there will be a link across the railroad tracks. Additionally, the trees on the plaza are symbolic and the intent is to create a park like setting with a pedestrian street.

MS. WHEELER read into the record the proposed terms and conditions as agreed by the applicant.

CHAIR CYNES declared the Public Hearing closed.

