



City of Las Vegas

Agenda Item No.: 96.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 4, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: DR-3282 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: PROJECT ALTA II, LLC AND PROJECT ALTA II, LLC - Request for a
Site Development Plan Review FOR A PROPOSED OFFICE DEVELOPMENT CONSISTING
OF TWO, FOUR-STORY 150,000-SQUARE-FOOT BUILDINGS; ONE FIVE-STORY 150,000
SQUARE-FOOT BUILDING; AND ONE SIX-STORY 1,679-SPACE PARKING STRUCTURE
WITH A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS
on 14.55 acres at the northwest corner of Alta Drive and Martin L King Boulevard (APNs 139-33-
202-004 and 008), C- (Limited Commercial) Zone, Ward 5 (Barlow). The Planning Commission
(6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda Support Postcard
7. Submitted after Meeting Recordation Notices of City Council Action and Conditions of Approval
8. Backup Referenced from the 02-19-2009 Planning Commission Meeting Item 38

Motion made by RICKI Y. BARLOW to Approve subject to conditions, amending Condition 21 and adding the following condition as read for the record:

21. Owner shall coordinate with the Department of Public Works to develop a Memorandum of Understanding ("MOU") between developer and the City for the City to acquire additional right-of-way on Martin L. King Boulevard. Both Owner and City will utilize best efforts to execute an MOU by March 31, 2009. Plans and studies prepared for the site and offsite improvements will not reflect potential additional Martin L. King Boulevard right-of-way until after all terms of any acquisition are mutually agreed to by both Owner and the City. The building layout on this site

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shall not prohibit potential widening of Martin L. King Boulevard in accordance with the proposed roadway alignment shown in the Environmental Impact Study proposed by the Nevada Department of Transportation for the "Project Neon" improvement project. The failure of the parties to execute the MOU by March 31, 2009, shall in no way negate the City's approval of the Site Development Review, delay project submittals, reviews, approvals, nor shall it affect the developer's right to compensation for any property taken by the City.

A. If the northernmost driveway on Martin L. King Boulevard is signalized, the location of the proposed buildings, as shown on this site plan, may be administratively adjusted southward to accommodate technical details of driveway geometrics to support the proposed signalization of the driveway, as long as such adjustments meet the requirements of Title 18.050(H).1. If driveway geometrics acceptable to the City Traffic Engineer cannot be accomplished for any reason, no signal shall be permitted, and median modifications will be required on Martin L. King Boulevard to prevent left turns out of this driveway.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
RICKI M. BARLOW, STEVE WOLFSON, GARY REESE, STEVEN D. ROSS, DAVID W. STEINMAN; (Against: None); (Abstain: OSCAR B. SOTO); (Did Not Vote: None); (Excused: LOIS TARTAGLIA)

NOTE: MAYOR GOODMAN disclosed his abstention due to his partnership with JEFFREY FINE on a property located on West Charleston Boulevard.

A previous motion by BARLOW for approval subject to amended conditions was rescinded after the Mayor realized he had to abstain. The motion carried unanimously.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

GREG BORGEL, 300 South 4th Street, representing the project developer, commented that this project will have a great deal of exposure and appreciated staff's favorable recommendation, noting awareness and acceptance of the amendments made at the Planning Commission meeting.

COUNCILMAN BARLOW stated this is another exciting development and a great addition to Ward 5 that will benefit the entire community. He deferred to staff for amendments by the Planning Commission.

BART ANDERSON, Public Works, read an amendment to Condition 21 and an added condition, with which MR. BORGEL concurred.

MAYOR GOODMAN declared the Public Hearing closed.