



City of Las Vegas

Agenda Item No.: **64.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 4, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: SDR-3794 - ABEYANCE ITEM SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV LLC, ET AL - Request for Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SUNLIME PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS of 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-511-007 through 009), C-2 (General 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

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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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. Revised Land-Use Package Submittals by Staff
7. Revised Elevations by Staff
8. Backup referenced from the June 24, 2010 Planning Commission Meeting for SDR-37946

Motion made by RICKI Y. BARLOW to Hold in abeyance to 8/18/2010

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STAVROS S. ANTHONY; (Against-STEVEN D. ROSS); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

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TODD KESSLER, 206 North 3rd Street, representing the applicant, stated that this project has been ongoing for about seven years. It has been a long process that could not have been done without the dedication of City staff. He accepted all conditions, and noted that Resort Gaming is looking forward to getting started on the renovations.

Given the challenges of the current economic environment, it was difficult to determine the best way to program the casino for the market. However, the commitment made to the City years ago had to be honored.

Referring to the revised elevations, he briefly described the project, which will include 634 rooms, a new casino floor, retail space and restaurants with various price points and various cuisines. The new pool deck will include meeting space. A large porte cochere will be placed to the east of the property for valet traffic, and it will include a destination for buses.

Based on staff's recommendations, steps were taken to help minimize the visualization of the bridge by trimming and removing the parapet and changing to a clear glass system, allowing see-through visibility to the Mob Museum. The loading zones were modernized to allow for better flow of delivery trucks. A central plant will simplify operation of the mechanical aspects of the casino. An agreement is being negotiated with the space laws shop owner and should be finalized soon.

MAYOR GOODMAN expressed concern with the bridge, stressing that he does not want anything to detract from the view of the Mob Museum. In looking at the rendering, he could not tell the changes would accomplish that. He suggested visiting the site, along with COUNCILMAN BARLOW, to ensure that it will not obstruct the public's view. MR. KESSLER indicated that the bridge has been reduced to the structural steel, and it will be done in a patina finish to match the architectural elements of the Mob Museum.

MAYOR GOODMAN confirmed with ASSISTANT CITY ATTORNEY BRYAN SCOTT that his affirmative vote would be approving the site development plan submitted to Planning and Development. The Mayor requested that COUNCILMAN BARLOW hold this matter in abeyance to 8/18/2010 to allow him time to visit the site.

COUNCILMAN BARLOW asked if holding this matter in abeyance would hinder ANDREW DONNER in any way, because he has worked on this for a long time, acknowledging the significance of the Mob Museum investment. The bridge is the only means of connectivity between the towers, and, unfortunately, there is no way to disguise it.

MAYOR GOODMAN stated that the bridge has been a topic of discussion since negotiations started on the Mob Museum.

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MR. DONNER asked what he could provide to the Mayor in the interim, as only the pictures are available until the renovations are completed. MAYOR GOODMAN indicated that maybe the bridge could be eliminated from the project.

COUNCILMAN BARLOW wondered if the project could go forward without the bridge. MARGO WHEELER, Director of Planning and Development, indicated that for projects that have details requiring further review, staff has required a separate administrative site plan review. In this case, the applicant would have to seek approval of the bridge architectural detail. The Council has the option to hold the entire project in abeyance or approve it without the bridge architectural detail.

COUNCILMAN ROSS commended the architect's work and his ability to disguise the bridge, and he suggested a bridge design that will enhance the Mob Museum. MR. DONNER added that it was difficult to design the bridge, but the design is not firm, and he was willing to make changes.

MAYOR GOODMAN was resolute in his discomfort with the design of the bridge. MR. DONNER requested the Council consider MS. WHEELER's recommendation and consider the bridge separately with two weeks from this meeting.

MR. DONNER explained to COUNCILWOMAN FARMER that the bridge was not designed to be higher because the original owner contemplated a tower. He assured the Council that a lot of time was spent on the design, in consideration of the Mob Museum.

MICHELLE BELL, Hogs and Heifers, said she has been operating downtown for six years, and she is now the only tenant on the block. She strongly feels that the completion of this project will help her business succeed and assured the Council that the bridge would not impede the view of the Mob Museum, and it will become a point to take pictures. She opined that the area that would impede the view more is the one used for dumpsters and the green fence. She conceded that a two-week abeyance might not negatively impact her business, but indicated that the business from the work crew would definitely help. She encouraged the Council approve this matter, reiterating that the bridge will not detract from the Mob Museum.

MR. DONNER suggested slightly lowering the very top portion of the bridge.

TODD FARLOW, Las Vegas resident, requested verification of the design and questioned if there is a utility line on the street that would prohibit placement of a tunnel and the loading docks presented at the Planning Commission meeting. MR. KESSLER replied that the loading dock is behind the central plant, on the east side and will have no impact on Stewart Avenue.

After verifying with MR. DONNER the location of the Mob Museum in comparison to the bridge, that studies were done for an underground tunnel, and that the feedback from staff and

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the Council was to make the bridge as small as possible, COUNCILMAN WOLFSON stated that with or without the bridge, it is of great import to move forward with this project and have it completed.

MAYOR GOODMAN suggested conferring with the 501(c)3 in charge to see how the signage of the museum will be affected, because he wants to ensure that the museum, which is the legacy of downtown, is not negatively affected. He agreed to voting on the rest of the application and holding the bridge portion of the site plan to the next meeting.

COUNCILMAN BARLOW expressed appreciation to MR. DONNER for working with staff, the Council, and the staff of the Neon Museum. He is excited about the project being completed.

COUNCILMAN BARLOW was in favor of approving the project without the bridge component, suggesting to MR. DONNER to consider alternatives for the bridge. The councilman also asked if signage could be placed on the bridge facing north from Fremont Street. ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that piecing in this type of project would present a problem because it involves the major component of the bridge.

CHIEF URBAN DEVELOPMENT OFFICER SCOTT ADAMS stated that in discussions with the Federal Historical Review Committee, the ability to place roofline signage on the Mob Museum was denied. The design transparency of the bridge was recommended by the Mob Museum design team.

