



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 25, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **DR-3445 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: 521 SOUTH 3RD, LLC -** Request for a Major Amendment of a
previously approved Site Development Plan Review (SDR-23906) FOR A 34-FOOT HIGH, 5,705
SQUARE-FOOT AND FIVE BUILDING WITH THREE PARKING SPACES on 0.16 acres at 521
South 3rd Street (Case # 19-34-311-092) C-2 (General Commercial) Zone, Ward 3 (Reese)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

5

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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 Protest/Support Postcards

Motion made by BYRON GOYNES to Deny

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES, KEEN
ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-MICHAEL
E. BUCKLEY, RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated the applicant has made revisions that
include reducing the size of the building by 50 percent and the parking spaces from 11 to three.
Even though the site is located within the Downtown Centennial Plan, staff could not support the
development having only three parking spaces, with one for handicap individuals. Staff
recommended denial. He informed CHAIR TROWBRIDGE that the square footage is now
5,705.

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SHELDON COLEN appeared on behalf of the applicant and noted that even with the revisions, the project is viewed the same from the street. With the reduced square footage, the client chose not to take on more financial burden with other enhancements. The applicant has another law office on Fourth Street and is very familiar with the parking requirements and building orientations, so he felt that the parking would suffice for his employees. He preferred going forward with the new revisions and asked for approval.

TODD FARLOW was certain that the parking would not be sufficient.

CHAIR TROWBRIDGE confirmed there would be four offices with clients, yet only three parking spaces would be provided. Even though Title 19 exempts properties within the Downtown Centennial Plan area from the required parking space, he suggested having additional parking spaces. He is not a big proponent of excessive downtown parking, but it was obvious that two parking spaces was unrealistic and could not accommodate staff and clients. MR. COLEN explained that the previous design has most of the parking on the first floor. Due to financial limitations and costs involved, most of the building was moved to the first level with parking in the rear. If they were not exempt, staff verified that 20 parking spaces would be required.

COMMISSIONER QUINN could not support their request as she expressed concern that the handicap space would be utilized by a non-disabled person. Disabled individuals needed the space, it would not be readily available nor would they have the ability to park on the street with their vans/vehicles.

COMMISSIONER GOYNES understood financial hardships; however, he felt the applicant could have a better design with the appropriate parking. MR. COLEN was not amenable to additional parking spaces; in doing so, it would be costly to lift the building back up. He preferred the current design of remaining with the previously approved site development plan.

CHAIR TROWBRIDGE declared the Public Hearing closed.