



City of Las Vegas

Agenda Item No.: 41.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 8, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting**

☐ Consent ☒ Discussion

SUBJECT: SDR-4077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an
approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 730-SPACE
PARKING GARAGE AND 10964 SQUARE FEET OF GENERAL RETAIL USES WITH A
WAVELER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS
THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT
PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General
Commercial) Zone, Ward 3 (Boyle). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. City Council Approval Letter for SDR-35417
6. Justification Letter
7. Submitted after Meeting - Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by RICHARD TRUESDELL to Approve subject to conditions

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

GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR EVANS declared the Public Hearing open.

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STEVE GEBEKE, Planning, stated approval of the request will modify a previously approved design for a parking garage that will service the new City Hall. The proposed structure contains more parking spaces and is taller than the original approved structure and contains less floor area for general retail uses. The elevations have been substantially altered to provide decorative screening on the parking levels and space for large-scale signage. With the exception of the retail area on the ground floor, the structure is proposed to be setback from Main Street to avoid conflicts with overhead power distribution lines resulting in a requested waiver. The site meets the intent of the office core district standards of the Downtown Centennial Plan, is compatible with surrounding development and provides a redevelopment opportunity for the downtown area. Staff recommended approval.

MICHAEL VLAOVICH, Public Works, and ROB GURDISON, 1919 South Jones Boulevard, appeared on behalf of the applicant. Mr. VLAOVICH clarified that the 15-foot-wide pedestrian walkway is not part of this project but part of a bridge project that will connect to Symphony Park. The pedestrian bridge will connect from the third story rather than the fourth level as indicated in the staff report. FLINN HAGG, Acting Director of Planning, added that since the drawings submitted correctly indicate the location of the pedestrian bridge, there is no issue.

TODD FARLOW, Las Vegas resident, asked that spaces be provided for bicycles, segways and free parking on Planning and Council meeting days.

CHAIR EVANS declared the Public Hearing closed.

