



Journal of Las Vegas

Agenda Item No.: 24.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO**

☐ Consent ☒ Discussion

SUBJECT: SUP-42182 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: 108 LAS VEGAS LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-20519) FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 33,000 SQUARE FEET OF COMMERCIAL SPACE, 1,150 RESIDENTIAL UNITS AND A 135-FOOT TALL PARKING STRUCTURE on 2.67 acres on the southwest corner of Charleston Boulevard and Fourth Street (APNs 62-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C. C: 09/07/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-42182 and SDR-41600
2. Conditions and Staff Report - SUP-42182 and SDR-41600
3. Supporting Documentation
4. Photos - SUP-42182 and SDR-41600
5. Justification Letter

Motion made by BYRON GOYNES to Approve subject to conditions

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

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

NOTE: COMMISSIONER TRUESDELL abstained as he owns property within the notification area, and COMMISSIONER SCHLOTTMAN abstained as he owns a business within the notification area and will be constructing several projects within the notification area.

PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 24 and 25.

STEVE GEBEKE, Planning, stated that the subject site is currently entitled for a proposed 12-story mixed use development with 1,100 residential units and 58,000 square feet of ground floor retail uses. The applicant proposes to increase the buildings height to 24 stories, add 50 more

units and decrease the commercial floor area to 33,000 square feet. Parking is now being proposed as 14-level structure containing 1,232 stalls and ground level commercial uses the subject site along Fourth Street. Access to the structure would be from within the development, and the pedestrian plaza space on the interior will be retained. Streetscape and undergrounding of utilities will continue to be provided. Staff recommended approval as the site generally complies with the Downtown Centennial Plan and Title 19.

BRANDON SPRAGUE and KRISTEN NEUMAN, Aptos 1200 South 4th Street, appeared on behalf of the applicant, BARNET LIBERMAN, and MR. SPRAGUE agreed with staff's conditions.

MIKE PETERMAN, Newport Lofts, 200 Hoover Avenue, appeared on behalf of Newport Lofts residents who oppose the project because it is too large and the parking is inadequate, and the project is not aesthetically pleasing.

DICK GEYER, President of 12th Arts District Neighborhood Association, has been excited about bringing high-rise development to the Arts District as it will help the arts community in this area to flourish.

MR. SPRAGUE reviewed the parking plan for COMMISSIONER GOYTHES and indicated that there will be an automated parking garage system for the residents.

COMMISSIONER QUINN asked if any units are designated for the disabled. MR. SPRAGUE replied that there is a patent pending whereby it is mandated so almost every unit will be handicap accessible.

CHAIR TROWBRIDGE discussed with MR. SPRAGUE the applicant's request for 50 additional dwelling units and 12 extra floors. The intent is to do the smaller project first, but MR. SPRAGUE could not provide an accurate construction schedule.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 24 and 25.