



City of Las Vegas

Agenda Item No.: 43.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG**

☐ Consent ☒ Discussion

SUBJECT: SDR-4492 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC, et al. For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0100-97(6) and SDR-10131] FOR A 159,000-SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL CENTER AND A FOUR-LEVEL EXPANSION OF AN EXISTING PARKING GARAGE WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENTS ALONG BONNEVILLE AVENUE AND GRAND CENTRAL PARKWAY AND ARCHITECTURAL DETAIL, STREETSCAPE AND INTERIOR LANDSCAPE REQUIREMENTS on 29.08 acres at the southwest corner of Grand Central Parkway and Bonneville Avenue (APNs 139-33-710-003 and 004), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

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. Photos
5. City Council Approval Letter for SDR-10131
6. City Council Approval Letter for Z-0100-97(6)
7. Justification Letter
8. Support Postcards
9. Submitted after Final Agenda Support Postcard
10. Submitted after Meeting Recordation Notice of the Planning Commission Action

Motion made by RICHARD TRUESDELL to Approve subject to conditions, deleting Condition 8 and amending Condition 24 as read for the record: 24. Site Development to comply with all applicable conditions of Z-100-97(6) and SDR-10131; we note that Condition 21 of Z-100-97(6)

PLANNING COMMISSION MEETING OF: MAY 8, 2012

and Condition 15 of SDR-10131 are not applicable to this site.

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

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

Minutes:

CHAIR QUINN declared the Public Hearing open.

STEVE GEBBEKE, Planning, explained the applicant is requesting to expand the existing commercial center to infill the undeveloped areas of the site and complete the overall project. The expansion includes an existing parking structure and the addition of four new buildings. The proposed buildings will use similar architectural styles to those used for the existing buildings. A number of waivers to the Downtown Central Plan and Parkway Center District standards are being requested, which staff supports as they are consistent with existing development of the site under previous Parkway standards that have since changed. Staff recommended approval, as the proposed development will create a seamless, uniform environment that is compatible with adjacent uses. MR. GEBBEKE recommended the deletion of Condition 8 and an amendment to Condition 24.

ATTORNEY JENNIFER LAZOVICH, 8345 West Sunset Road, appeared on behalf of the applicant and remarked that the Downtown Premium Outlet Mall has been a very successful venture and a great partner with the City of Las Vegas. They are excited to complete Phase 3 of their overall plan that will include new retail along Bonneville Avenue and Grand Central Parkway and a parking garage to the south with 600 additional parking spaces. A number of waivers were driven by the need to match what already exists. They will work with staff on creative ideas for window displays around the outer edges of the buildings on Bonneville Avenue and Grand Central Parkway. She concurred with the deletion of Condition 8 and amending Condition 24. She acknowledged the presence of DANIELLE DeVITA, Simon Chelsea Outlet Mall, SCOTT HENNON, Architect, and SCOTT PLUMMER.

TODD FARLOW, Las Vegas resident, asked to see the west, north and east expansion elevations.

CHAIR QUINN remarked on the success of the outlet mall and suggested adding a second valet parking. She complimented the company that built this mall for its success. It is impeccably managed and she thanked the applicant for the expansion. ATTORNEY LAZOVICH indicated that the adjacent World Market Center supports the expansion.

COMMISSIONER BONAR was confused how the old and proposed condition language affects the project, the City and the residents. LUCIEN PAET, Public Works, clarified that the condition change was made to help the City. They are required to coordinate with the Nevada Department of Transportation (NDOT) with Project Neon. The other site development review

PLANNING COMMISSION MEETING OF: MAY 8, 2012

and the zoning had similar conditions requiring working with NDOT. Because staff is aware the applicant is coordinating with NDOT, staff is not requiring any conditions to prevent this development from occurring.

COMMISSIONER BONAR asked if the condition conflicts with the previous zoning and development plan review. MR. PAEL replied that the condition read into the record requires complying with applicable previous condition. Staff believes the previous SDRs have been met.

ATTORNEY LAZOVICH was satisfied with the amended version of Condition 24 because it clarifies conditions previously placed on Phases 1 and 2.

COMMISSIONER TRUESDELL verified with ATTORNEY LAZOVICH that the subject application is only for the expansion. She further clarified that the cab queuing occurs where they are going to build the expansion of Deck A and once built, the cab queuing will be moved over to the west side of the property for better stacking.

CHAIR QUINN declared the Public Hearing closed.

COMMISSIONER TRUESDELL verified with ATTORNEY LAZOVICH that the subject application is only for the expansion. She further clarified that the cab queuing occurs where they are going to build the expansion of Deck A and once built, the cab queuing will be moved over to the west side of the property for better stacking.

CHAIR QUINN declared the Public Hearing closed.

