



City of Las Vegas

Agenda Item No.: 95.

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: MAY 21, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG**

Consent Discussion

SUBJECT: GPA-53016 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICATION OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a General Plan amendment FROM: PH (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) site address at 400 South 3rd Street (APN 139-34-210-047), Ward 3 (Coffin) [PRJ-52978]. The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report - GPA-53016 and ZON-53017 [PRJ-52978]
3. Supporting Documentation
4. Photos - GPA-53016 and ZON-53017 [PRJ-52978]
5. Justification Letter - GPA-53016 and ZON-53017 [PRJ-52978]
6. E Comments Received in Support
7. Backup Referenced from the April 8, 2014 Planning Commission Meeting

Motion made by BOB COFFIN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
BOB COFFIN, RICKI Y. BARLOW, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-LOIS TARKANIAN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 95 and 96.

GREG BORGEL, 300 South Fourth Street, and TERRY MURPHY appeared on behalf of the applicant.

FLINN FAGG, Director of Planning, explained that this site was once used for government purposes but has since been sold to a private owner, and staff believed the request was appropriate.

CITY COUNCIL MEETING OF: MAY 21, 2014

COUNCILMAN COFFIN was pleased to see the site cleaned up and realized there are plenty of good uses for this site. The Councilman believed it was time to increase the size of the footprints in Downtown Las Vegas with larger amenities, which he felt this proposal would do and hoped that it will lead to some type of expansion.

MS. MURPHY acknowledged that the applicant desires to build something significant on the site and until then, he would like to utilize the space as a valet parking lot.

COUNCILMAN BOSS believed the City Council has to address the large issues happening on Fremont Street regardless of who the casino owner is and his/her investment. He is concerned that the applicant is just waiting to see what happens in this area before making a big investment with development, this type of thinking can create a bigger concern should other property owners take on this same mindset. MR. BORGEL replied that the property owner would not certainly purchase his property without intending to design something wonderful.

MAYOR GOODMAN declared the Public Hearing closed for Items 95 and 96.

