



City of Las Vegas

Agenda Item No.: 17.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2014

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: SDR-5617 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-53067) FOR A PROPOSED TWO-BUILDING, 497-FOOT TALL, 379,202 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF A 111,987 SQUARE-FOOT CONVALESCENT CARE FACILITY, A 111-UNIT ASSISTED LIVING APARTMENT COMPLEX, A 32-UNIT HIGH-RISE HOUSING APARTMENT COMPLEX, GENERAL RETAIL SPACE, OFFICE SPACE AND A MULTI-LEVEL PARKING FACILITY, WITH WAIVERS OF SYMPHONY PARK STREETSCAPE STANDARDS on 5.30 acres at the southeast corner of City Parkway and Clark Avenue (a portion of APN 133-34-211-003), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-56071]. 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.

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City Council Meeting

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City Council Meeting

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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. Justification Letter
6. Submitted after Final Agenda Revised Plans, Parking Analysis, Justification Letter and the Symphony Park Design Review Committee Approval Letter by Staff

Motion made by VICKI QUINN to Approve subject to conditions, amending Conditions 2, 4 and 5 as read for the record:

2. Conformance to the conditions of approval listed in the action letter of the Symphony Park Design Review Committee (SPDRC) dated 11/04/14 pertaining to development of the site.
4. All development shall be in conformance with the Symphony Park Development Standards and Downtown Centennial Plan as applicable, and shall also conform with the site plan,

PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2014

landscape plan and building elevations, date stamped 11/03/14, except as amended by conditions herein.

5. All revised conceptual plans approved by the Symphony Park Design Review Committee (SPDRC) shall be submitted to the Department of Planning prior to submittal of an application for building permit.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
TRINITY HAVEN, SCHLOTTMAN, VICKI QUINN, GUS FLANGAS, TODD L. MOODY,
RICHARD TRIESDELL, RICHARD P. BONAR; (Against: None); (Abstain: None); (Did Not
Vote: None); (Excused: BYRON GOYNES)

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PETER COWENSTEIN, Planning Supervisor, indicated that the proposed project has been amended to reflect the elimination of one floor of the building. The proposed development meets the Symphony Park Design Standards and is consistent with the Downtown Centennial Plan. If approved, Condition 3 should reflect date stamp of 11/3/2014. Condition 4 to reflect date stamp of 11/03/14, and the first sentence of Condition 4 should be deleted.

THOMAS JURBALA explained that the plan has developed into a much greater project and it has been developed to play off the Symphony Park and the Smith Center. Plans were submitted to the Building Department for review. One floor was eliminated due to the new market tax credit. MR. JURBALA agreed with all conditions as amended.

COMMISSIONER QUINN verified with MR. JURBALA that the latest plans submitted reflect the reduction of the building by one floor.

COMMISSIONER SCHLOTTMAN verified with MR. JURBALA that the work should commence in March of 2015.

Under Item 32, TOM PERRIGO, Acting Planning Director, clarified that Item 17 was Final Action unless appealed within 10 days.

CHAIR FLANGAS declared the Public Hearing closed.