



City of Las Vegas

Agenda Item No.: 102.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 15, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: DR-6236 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: BROWNE WINE 445-31, LLC - for possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE STORY MIXED-USE DEVELOPMENT, INCLUDING 10,000 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN AND SITE UTILITY STANDARDS on 0.25 acres on the east side of 4th Street, approximately 125 feet north of Gaines Avenue (APN 139-34-311-137), C-2 (General Commercial Zone), Ward 4 (Coffin) [PRJ-61920]. The Planning Commission (4-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (4-0 vote) and Staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Backup Submitted at the May 10, 2016 Planning Commission Meeting

Motion made by BOB COFFIN to Approve subject to conditions and the following added condition:

A. The applicant shall submit the box camouflage designs to Councilman Coffin for review.

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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ADAM FOULAD, KIAMRAN FOULAD and LY DAO were present. MR. A. FOULAD stated that this project consists of a five-story complex. The issue is that the applicant would like to place the RPDA (reduced pressure detector assemblies) in the amenity zone, which would be out of the traveling path and not affect any people. Placing it inside the property line would severely impact the property and make it unappealing for a project in which such a large investment was being made. The applicant proposed to paint the RPDA blue to make it more appealing.

Regarding the parking, MR. DAO stated that rental will be made to people that live and work downtown and use bikes and Uber for transportation, therefore he did not believe the required parking would be needed.

K. FOULAD explained that one box is for domestic water and the other for the fire sprinklers. The bigger box will be placed inside because access is needed for servicing. The two smaller boxes for the water to the building will be placed in line with the palm trees, so as to not impede traffic, and painted to look nicer. He pointed out that a project (The Eclipse) down the street is putting its boxes on the sidewalk.

PETER LOWENSTEIN, Planning Section Manager, stated the item was held in abeyance by the Planning Commission to allow the applicant time to work on it, however, contact was not made prior to the Planning Commission meeting after several contact attempts by staff. Since then, the applicant has not contacted staff and received a denial recommendation by the Planning Commission because it felt the utility opportunities could be accommodated inside the building without a drastic impact on the development. Parking is inadequate and parking must be supplemented by providing an adequate site facility for which there is no agreement. Staff does not feel the development is compatible for the subject site and, therefore, recommended denial. Staff recommended an additional condition, which MR. LOWENSTEIN read, should this matter be approved.

MAYOR GOODMAN asked why the boxes were allowed above ground at The Eclipse. MR. LOWENSTEIN indicated that a waiver from the Downtown Centennial Plan would be at the discretion of the elected body. COUNCILMAN COFFIN did not recall but felt that the applicants, with whom he met, brought up some good points. He indicated that if the boxes can be made to look like an amenity and property disguised, he would not have a problem, and the applicant has offered to conceal them.

MR. LOWENSTEIN explained to COUNCILMAN COFFIN that it was within the Council's purview to make exceptions. The goals of the Downtown Centennial Plan are to have above ground utilities placed underground or concealed, leaving the streetscape devoid of them.

COUNCILWOMAN TARKANIAN asked who approved The Eclipse boxes to be placed where they are. COUNCILMAN COFFIN was not certain. MAYOR GOODMAN stated that maybe there was a reason for allowing it as is, but the Council should remain consistent.

COUNCILMAN COFFIN assessed with TOM PERRIGO, Planning Director, that this is the final land use entitlement in order to be able to start construction. He asked for camouflage

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designs to be submitted for staff and him to review. MR. A. FOULAD showed pictures of possible designs.

MAYOR GOODMAN declared the Public Hearing closed.

