



City of Las Vegas

Agenda Item No.: 61.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 13, 2017

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: VAR-70397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CIM BG LAS VEGAS, LLC ET AL - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL WALL IN THE FRONT SETBACK AREA WHERE FIVE FEET WITH THE TOP THREE FEET BEING 40 PERCENT OPEN IS THE MAXIMUM ALLOWED on 1.28 acres at 200 East Ogden Ave. (APNs 189-34-510-001 through 004), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-70176]. Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-70397, SUP-70395, SUP-70396 and SDR-70398 [PRJ-70176]
2. Conditions and Staff Report - VAR-70397, SUP-70395, SUP-70396 and SDR-70398 [PRJ-70176]
3. Supporting Documentation - VAR-70397, SUP-70395, SUP-70396 and SDR-70398 [PRJ-70176]
4. Photo(s) - VAR-70397, SUP-70395, SUP-70396 and SDR-70398 [PRJ-70176]
5. Justification Letter - VAR-70397, SUP-70395, SUP-70396 and SDR-70398 [PRJ-70176]
6. Submitted after Final Agenda - Protest/Support Postcards for VAR-70397 and SUP-70395 [PRJ-70176]

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against-None); (Abstain-SAM CHERRY); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER CHERRY abstained from voting, as his company has an ongoing relationship with the applicants contractor. COMMISSIONER CREAR disclosed that CIM BG Las Vegas, LLC is the owner of the Downtown Grand Casino which his advertising firm has

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done work for in the past; his firm currently is not doing any work for them. After speaking with the City Attorneys Office, the Commissioner does not feel there is any conflict and indicated he would vote on these items.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 61-64.

SCOTT RUEDY, Senior Management Analyst, reported the applicant is requesting to convert an existing structure into a tavern, a surface parking lot into an outdoor entertainment venue and the first floor of an existing parking garage into a private fitness center, meeting rooms and venue space for the Downtown Grand Hotel and Casino. This request also includes a variance for a 10-foot wall within the front setback. Staff is recommending denial of the variance as no evidence of a unique or extraordinary hardship to justify the request has been presented.

Staff does support the proposed fitness center and meeting/venue space as well as the Special Use Permits for the tavern and night club. The site is within the Downtown Casino Overlay District, and the proposed use is compatible with surrounding properties. MR. RUEDY noted there were additional letters of support since publication.

BRADLEY AARONSON appeared representing the applicant and stated TODD McBRAYER, Breslin Builders, was acting as the architect of record. With regard to the variance request for the 10-foot wall, MR. AARONSON explained the wall was to act as the back of an outdoor stage concept for the outdoor urban park. Additionally, the wall was pushed five feet inward of the property line in order to add the requisite five-foot landscape setback to soften the wall. He hoped the softening of the façade using landscaping, the concept of the wall being the back side of the stage with a decorative component which would add to the Casino Center streetscape swayed the Commission.

MIKE GANSON, resident, thought this was a great looking project, an asset to the community and utilized unused space properly.

COMMISSIONER QUINN stated she loves this project, and the applicant will see her support.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 61-64.