



City of Las Vegas

Agenda Item No.: 64.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT:
DR-7403 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: Z LIFE AT 1135 MAIN STREET, DOWNTOWN 1135 MAIN ST, LLC - For possible action on a request for a Site Development Plan Review for DR, PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOUSING DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAYS, BACKSTREETSCAPE, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of College Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-33-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937].
Staff recommends DENIAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Support Postcard
8. Submitted after Final Agenda Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Form (1) and Support Comment Form (1)

Motion made by LOUIS DE SALVIO to Approve subject to conditions

Passed For: 3; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 2
DONNA TOUSSAINT, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None);
(Abstain-TRINITY HAVEN SCHLOTTMAN, SAM CHERRY); (Did Not Vote-None);
(Excused-CHRISTINA ROUSH, VICKI QUINN)

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NOTE: CHAIR CHERRY abstained from voting as he is working on a project that is close to the subject property, and he is friends with the applicants and the architect. COMMISSIONER SCHLOTTMAN abstained from voting as he currently has two open contracts with the property owner.

Minutes:

ACTING CHAIR TOUSSAINT declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to construct a new hotel. The submitted plans indicate that several waivers of the Interim Downtown Las Vegas Development Standards will be required, including architectural design standards, building placement and build-to requirements, streetscape, parking lot screening and landscaping requirements and parking. Staff does not support the various waivers being requested. Submitted plans do not depict the required dedication of right-of-way along Main Street as required by the Department of Public Works. In addition, there is a curb cut-out depicted on Coolidge that may not be able to be accommodated within the City's Coolidge Avenue Main to 4th Street project; therefore, staff recommended denial.

MICHAEL CORNTHWAITE appeared on behalf of the applicant owner and several of the adjacent properties. He is a long-time downtown area resident, business owner and supporter of downtown. He supports this item because the project will have a positive impact on the immediate area. He and staff have worked with the property owner for the past 18 months and have interacted regularly with many tenants who occupy the Arts Factory, Arts Square, First and Main, Mission Linen and LBJ House properties. Although passionate and talented, many of the tenants struggle to pay their rent every month. MR. CORNTHWAITE stated that this project is for a four-star, four-story, 76-room boutique-style hotel, and they will work through the remaining details with City staff, the Planning Commission and the City Council and break ground before the end of the year. This will bring more people to the area and stimulate business in the area. He requested approval.

MR. CORNTHWAITE introduced BRETT ROBILLARD, architect at Atlas Architecture. MR. ROBILLARD said that the strategy for this project was to hold a street edge along Main Street and open up the project on the east side, which is effectively a park that will have a public and private interface. He thought they had solutions to recent setback issues and that this was a great project. MR. ROBILLARD showed a rendering of the project and a model of the building, noting there would be a cafe on the southeast corner of the building.

COMMISSIONER DE SALVIO thought this was a beautiful project and would revitalize and attract more business to the downtown area. He was concerned about parking as there was only one-third of what is required, and that puts the burden on the City. He understood that people may not have vehicles and use other modes of transportation such as a bicycle or Uber, but he wondered if it was possible to provide underground parking. MR. CORNTHWAITE explained that this is a hotel project, and the majority of visitors would come via Uber or taxi. He also noted that the property owner owns many of the adjacent properties including the parking lot

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currently being used by Mission Linen. He acknowledged the concern as it is an issue for everyone in the downtown area but felt that after time they would need fewer parking spaces.

ACTING CHAIR TOUSSAINT thought this was a beautiful project declared the Public Hearing closed.

