



City of Las Vegas

Agenda Item No.: 30.

**AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

Consent Discussion

SUBJECT: GPA-64870 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICATION OWNER: NIPAL AG, INC. - For possible action on a request for a General Plan Amendment FROM: MKU (MIXED USE) (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 20.55 acres at 2750 and 2550 South Rainbow Drive, 2501 Wyandotte Street and 2411 West Sahara Boulevard (Portions of APN: 162-08-602-001, 162-08-505-004; 162-08-702-009 and 011), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 3 | Planning Commission Mtg. | 1 |
| City Council Meeting | 0 | City Council Meeting | 0 |

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706] and TMP-64882 [PRJ-64736]
3. Supporting Documentation - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706]
4. Photo(s) - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 and TMP-64882 [PRJ-64706]
5. Justification Letter - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706]
6. Support Postcard - GPA-64870 and ZON-64871 [PRJ-64706]
7. Submitted after Final Agenda - Protest Postcards for GPA-64870 and ZON-64871 [PRJ-64706]

Motion made by VICKI QUINN to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
CEDRIC CREAM, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, GUS FLANGAS)

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NOTE: COMMISSIONER CREAR disclosed that he worked for Station Casinos in different capacities for 10 years, including Director of Marketing at Palace Station, but he has not worked there for more than 12 years and did not feel this would interfere with his ability to vote. COMMISSIONER QUINN disclosed that 27 years ago, MR. FERTITTA gave her her first job at Bingo Palace. Additionally, her son works for Ultimate Fighting Championship (UFC), of which MR. LORENZO and FRANK FERTITTA were owners, until its recent sale. As such, she was confident that she could vote on these items.

Minutes:

CHAIR MOODY declared the Public Hearing open for Items 30-36.

FRED SOLIS, Senior Planner, reported that the applicant was proposing to consolidate multiple lots to allow the expansion of an existing resort hotel/casino through the addition of casino floor area and a new hotel tower.

The General Plan Amendment and Rezoning are housekeeping items that would provide consistent land use and zoning across the site, allowing it to be remapped into a single lot through the mapping processes.

Special Use Permits and a Site Development Plan Review are required to expand the casino floor by approximately 42,000 square feet and the hotel use by 159 rooms, and to exceed the allowable height within the airport overlay district for the proposed hotel tower.

Staff supported all of these requests, as the site is an appropriate location for the uses, both existing and as proposed; however, staff did not support the requested exception for landscaping islands in the southern parking lot, and a condition was added to the Site Development Plan Review requiring that the islands be installed.

ATTORNEY RICHARD BRYAN, Fennemore Craig, appeared on behalf of the applicant. JOE HALEY, Senior Vice President of Design and Construction for Station Casinos, was also present. ATTORNEY BRYAN shared the dream of FRANK FERTITTA, JR. from 40 years ago and provided the history of what is now Palace Station. Today, FRANK FERTITTA III and LORENZO FERTITTA run 21 locations in Southern Nevada and employ more than 12,000 people. The proposed items would be the largest remodeling of Palace Station since 1976. The remodel will include a new tower, bingo room, buffet, two new restaurants and modernizing the façade. At the three neighborhood meetings, the only consistent theme was the request to retain the Oyster Bar, which ATTORNEY BRYAN confirmed would remain.

MR. HALEY explained that Palace Station currently sits on multiple parcels that have more than one land use designation. Station Casinos would like to bring these into conformity, so that all of the parcels have the same zoning designation of service commercial. He reviewed what each of the three expansion phases would include. Phase 1A involves building a new Bingo room, along with some utility work and work in the parking lot. Phase 1B involves demolishing the old Bingo Palace, along with approximately 25 to 30 percent of the courtyard rooms; the remaining

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courtyard rooms will remain in operation while the first phase is built. The new buffet will be on the ground floor, along with two new restaurant boxes and additional casino floor space in order to keep everything contiguous. The loading dock currently sits where the future hotel is planned to go. A large section will be built in back of house in order to put in new infrastructure. The entire low rise will be re-skinned and modernized, and a new covered valet will be on the Sahara Avenue side.

The main component of the project is the new 27-story hotel tower with 600 rooms, which will be adjacent to the current tower. A new convention center, resort pool with cabanas, lounge bar and other amenities not currently present will also be included. The other component involves relocating the current Charcoal Room and Oyster Bar; that area will then be used for a relocated cage and bar/lounge area. Also under consideration, is the possibility of doing a small boutique cinema and bowling alley on the roof of the new section.

MR. HALEY indicated that Station Casinos was moving forward with Phases 1A and 1B, but there is not a timetable yet for Phase 2. He displayed a rendering of the hotel rooms and what is being contemplated for the hotel floor plate and the restaurant/lounge and outdoor terrace on the roof. Renderings providing a comparison of the elevation of the new tower to that of the current tower were displayed; the new tower will be 85 feet taller than the old tower and 35 feet higher than the flag pole. Renderings were also shown of a daytime and nighttime view of what the renovation would look like. He indicated signage would be presented at a later date.

COMMISSIONER SCHLOTTMAN was glad to hear that the courtyard rooms would be going away to accommodate the new meeting space and tower; he loved the project and was pleased with the additional landscaping proposed.

COMMISSIONER CREAR expressed his support of the project but was concerned with the additional traffic that might be created on southbound Rancho Drive with the proposed expansions and wondered if there would be any impact from Project Neon. MR. HALEY pointed out that there was designated parking for the convention center and explained that the bulk of traffic comes in from Sahara Avenue and very little that comes in from Teddy Drive. He confirmed that Station Casinos had met with the Nevada Department of Transportation and reviewed Project Neon.

COMMISSIONER CHERRY expressed his excitement and support of the proposed project and noted that as older buildings are renovated, they are brought into compliance with fire and Americans with Disabilities Act standards. He was confident that Station Casinos would provide accessible rooms to those with disabilities during the renovation.

MR. HALEY reviewed the handicapped parking at the request of COMMISSIONER QUINN. He stated that the architect made sure there was more than the required number of handicapped spaces, since that is such a large part of their business. COMMISSIONER QUINN also expressed excitement for her Ward, the City and this endeavor.

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ATTORNEY BRYAN and MR. HALEY thanked the Commission. ATTORNEY BRYAN stated that TERRY MURPHY, Strategic Solutions, had asked that he extend her apologies for not being present. She intended to attend the meeting, but a family situation required that she be out of town.

CHAIR MOODY declared the Public Hearing closed for Items 30-36.