



City of Las Vegas

Agenda Item No.: 30.

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

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - RENOTIFICATION - DR-297 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73296 - PUBLIC PARKING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL - For possible action on request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW ZERO PERCENT OF THE BUILDING FACADE TO BE LOCATED AT THE FRONT AND CORNER SIDE PROPERTY LINE WHERE 70 PERCENT IS REQUIRED, TO ALLOW A FLAT ROOF LINE WHERE AN ARTICULATED ROOFLINE IS REQUIRED; AND FOR A TEMPORARY SURFACE PARKING LOT WITH A WAIVER TO ALLOW A REDUCTION OF PARKING LOT LANDSCAPING at 445 and 209 South Grand Central Parkway (APN Multiple), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes from the City of Las Vegas Department of Public Works Transportation Engineering Division
4. Protest Postcard

Motion made by BRENDA J. WILLIAMS to Approve subject to conditions

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

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

NOTE: CHAIR CHERRY disclosed that he has worked with the applicant's representative more than a decade ago; however, they do not have any current business together, and he voted on this item.

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Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported that this phase of the World Market Center development is compatible with existing adjacent development and continues the design theme utilized throughout the campus. With approval of the requested waivers, the proposed development will be consistent with previous World Market Center approvals, Title 19 Appendix F and the objectives of the Downtown Las Vegas Overlay District. The development of this site continues the progress towards the final World Market Center buildout; therefore, staff recommended approval.

EDWARD MANCE, EV&A Architects, appeared representing the applicant. He stated that with the loss of the Cashman Center, the downtown area needs a new expo center. This project includes the removal of the temporary tents in preparation of what will be a little over 300,000 square feet of new expo space. Two conventions could be held simultaneously as the expo floor will be approximately 200,000 square feet with another 100,000 square feet of ancillary space. The height of the building is just under 60 feet. There will be 30 buses, and approximately 4,500 parking spaces will be provided. He showed a rendering of the project and indicated that the expo center will be open year-round, so there should be a lot more energy and a lot more commerce conducted in the area.

COMMISSIONER WILLIAMS thought this was an excellent project.

CHAIR CHERRY declared the Public Hearing closed.

