



City of Las Vegas

Agenda Item No.: 131.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

DR-7391 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site
Development Plan Review FOR A PROPOSED FOUR-STORY PARKING GARAGE
INCLUDING 10,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE
SYMPHONY PARK DESIGN STANDARDS on 2.31 acres at the northeast corner of City
Parkway and Clark Avenue (APN 139-34-211-004) PD (Planned Development) Zone, Ward 5
(Crear) PRJ-738761. Staff recommends APPROVAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, 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. Submitted after Final Agenda Traffic Notes Submitted by the City of Las Vegas Department of Public Works and Support Postcards

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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

NOTE: CHAIR CHERRY pointed out the gentlemen in Whiting Turner shirts who appeared
with the applicant. He disclosed that he is involved indirectly with a project that Whiting Turner
is also involved with, but he had never seen the gentlemen before, and it would not affect him in
any way; therefore, he would vote on this item.

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

Minutes:

Items 131 and 132 were heard together.

CHAIR CHERRY declared the Public Hearing open for Items 131 and 132.

PAUL BENGTON, Sr. Management Analyst, reported that with approval of the requested waivers, the sites will be in substantial compliance with the minimum requirements of the Symphony Park Design Standards. The proposed City of Las Vegas parking garages are intended to serve the future parking needs for the Symphony Park plan area and are compatible with the surrounding development and land uses. Technical aspects of the development have been reviewed and conditionally approved by the Symphony Park Design Review Committee. Staff concurred with the findings of the Symphony Park Design Review Committee and recommended approval of both requests. Additional letters of public input were received since publication.

MICHAEL VLAOVICH, Program Manager - Architectural, for the City of Las Vegas Public Works Department, stated that there have been many changes in the community since the Master Plan for Symphony Park was developed more than seven years ago. One of the changes is the City determined there needed to be a couple of standard parking garages, which were not anticipated in the original site development review. The staff had an agreement with all of the conditions.

MR. VLAOVICH explained that the project was conceived as a design-build project; there was an open competition, and any contractor that felt they were qualified could participate. There were three finalists, and from that group a team was hired to work with the City. The designs in the backup were vetted by City staff who felt this was the best solution with the budget allotted.

MIKE GANSON liked the idea of the parking garage, however, he did not like using public money to build restaurant space, and he thought it was contrary to other stakeholders in the community who were trying to make it in the restaurant business. He commented that the City did not have any business being in the restaurant business.

MR. VLAOVICH stated that the City is not in the business of operating restaurants; it is merely providing a potential space for outside businesses to do that. Along with restaurants, other types of businesses that would serve the needs of the residential aspect of Symphony Park are being contemplated. It is anticipated that the bulk of the retail space would be used for a grocery store.

COMMISSIONER WILLIAMS reviewed the plan and thought it was excellent as the area needs parking, a grocery store and residential on the property.

COMMISSIONER DE SALVIO asked if this would be considered a prevailing wage project, and MR. VLAOVICH replied in the affirmative.

See Item 6 for related discussion.

CHAIR CHERRY declared the Public Hearing closed for Items 131 and 132.