



City of Las Vegas

Agenda Item No.: 130.

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: PR-7390 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: JOSH HINKLEY for possible action on a request for a Site
Development Plan Review FOR A PROPOSED FIVE STORY MIXED USE DEVELOPMENT
CONSISTING OF 30 SQUARE FEET OF COMMERCIAL FLOOR AREA AND 27 MULTI-
FAMILY RESIDENTIAL UNITS, WITH WAIVERS OF DOWNTOWN LAS VEGAS
OVERLAY ARCHITECTURAL STANDARDS on 0.16 acres at 808 South 6th Street (APN 139-
34-410-196), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-73729]. Staff recommends
APPROVAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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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. Protest Postcard
7. Submitted after Final Agenda Traffic Notes Submitted by the City of Las Vegas Department of Public Works and Protest/Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN 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)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

PAUL BENGTON, Sr. Management Analyst, reported that a five-story building is proposed
with office and parking on the ground level and multi-family apartment units on the second

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through fifth floors. The development fulfills one of the goals of the Vision 2045 Downtown Las Vegas Master Plan to transform the Founders District into an activity center anchored by transit hubs with high density mixed-use developments. Staff supports waivers of the Downtown Overlay Area 1 Architectural Design Standards due to the narrow width of the lot, orientation of the residential units toward the interior of the project and the existing zero-lot line building on the parcel to the north. The applicant proposed to cover the north and south building elevations with murals for visual interest. Staff added a condition to coordinate with the City's Office of Cultural Affairs Department to coordinate the mural.

SHELDON COHEN appeared representing the applicant. He stated that he met with COMMISSIONER TOUSSAINT regarding this project and a neighborhood meeting was held; two property owners attended the meeting.

COMMISSIONER SCHLOTTMAN thought more residential development was needed downtown, and this was a great project.

CHAIR CHERRY declared the Public Hearing closed.

