



*City of Las Vegas*

Agenda Item No.: 64.

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

DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD

Consent  Discussion

**SUBJECT:** PR-7481 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: VMC DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE-FOOT GOVERNMENT BUILDING WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS AREA DEVELOPMENT STANDARDS on 0.98 acres at the southeast corner of Clark Avenue and 1st Street (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74788]. Staff recommends APPROVAL.

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="0"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="1"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="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. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda Support Postcard
8. Submitted at Meeting PowerPoint Presentation

Motion made by TRINITY HAVEN SCHLOTTMAN 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)

Minutes:

This item was heard prior to Item 20.

## PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, provided the staff report and stated that the applicant is proposing to construct a new Municipal court building for the City of Las Vegas. The proposed facility would require several waivers of standards of the Interim Downtown Las Vegas development standards, which will support, as the site has numerous development constraints due to the multiple street frontages, requirements for security related to the courthouse function, and the odd shape of the lot itself. The proposed site is located in proximity to other civic uses, including City Hall, the Regional Justice Center, Bonneville Transit Center and others, and will share parking at the City Hall garage. The proposed courthouse is aesthetically pleasing, furthers the goals of the Civic and Business District of the 2045 Downtown Master Plan, and it is consistent with the vision for this area of downtown Las Vegas. Staff recommends approval of the request and associated waivers. MR. GEBEKE noted that an additional letter of support was submitted since publication.

MICHAEL VLAOVICH, Public Works Architectural Program Manager, discussed how earlier in the year the City's executive management team directed the Urban and Economic Development department to solicit Requests for Proposals for a new municipal court building. This proposal included construction of the building design, and the property site where the structure would be placed. The City Council approved a contract to move forward in October 2018 and selected the Malasky Group of Companies (Malasky) for the project. MR. VLAOVICH introduced Malasky's associate, RICHARD WORTHINGTON, President, and MATT CONNOLLY, Senior Vice President of Development, who would be providing an update on the project and answer questions.

MR. CONNOLLY introduced CHRIS LARSEN, PGAL Las Vegas firm Architect, and expressed how excited they are to partner with the City and the builder for this project. He displayed a PowerPoint presentation, a copy of which was submitted for the record. He discussed that the building will be located at the corner of Clark and First Streets, will be a 138,000 square foot structure and contain seven courtrooms. He shared that City Hall was part of their inspiration in designing this building, noting that the architecture will have a lot of glass and be a very prominent four-story building. They hope to go to building permit stage in April or May 2019, start construction sometime between June and August 2019 and complete the project within 24 months. Referencing the aerial map, he discussed the location, noting that the site is approximately one acre and close to City Hall, the Regional Justice Center (RJC), and Starbucks.

MR. LARSEN discussed how the building would take up almost the entire site. He reviewed the layout of the building, some of which included where the entry of the building will be located, service and detainee access, and underground parking access. He displayed site plans of the basement, 1st, 2nd, 3rd, and 4th floors, and discussed their layouts and the uses for each level. He noted that the building is being designed to be very secure and that public parking on the streets will not be allowed except for designated areas for marshals. He discussed the elevations of the building and stated that they would comply with the Centennial Plan in terms of landscape. He noted that since there is not a lot of landscape space, it will consist of mostly street

**PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018**

trees and planters along the front of the building and on the east side.

MR. VLAOVICH affirmed for CHAIR CHERRY that the City parking garage and the newly constructed parking garage near Symphony Park have been built and designed to allow for a vehicle bridge that will connect them, should this be desired in the future.

MR. LARSEN affirmed for CHAIR CHERRY that with respect to building courthouse frontages, the standards have been applied for this project. He said that bollards and crash items would be installed to keep vehicles away from the building.

MR. CONNOLLY noted for COMMISSIONER DE SALVIO that Martin Harris has been assigned as the general contractor for this project as part of Molasky's proposal.

CHAIR CHERRY and COMMISSIONER SCHLOTTMAN thought this was a beautiful project and well thought out and designed.

CHAIR CHERRY declared the Public Hearing closed.

