



City of Las Vegas

Agenda Item No.: 107.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-12131 REVENANCE ITEM PUBLIC HEARING - APPLICANT/ OWNER: LAS VEGAS VALLEY CENTER DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT CONSISTING OF 864 SPACES WITH WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on a portion of 77.08 acres at 1001 South Valley View Boulevard (APNs 139-31-702-002 and 139-31-801-006). City Council Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Backup referenced from the 06-08-06 Planning Commission meeting Item 23

Motion made by LOIS TARKANIAN to Approve subject to conditions and amending Condition 3 as read for the record as follows:

3. A Waiver of the perimeter and parking lot landscaping is hereby approved. In that area to be disturbed by City action, the temporary landscaping plan date stamped 6/29/2006 shall be implemented and the remainder of the perimeter landscaping shall include 24-inch box trees 30 feet on center and four five-gallon shrubs per tree.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DOWA MEADE, Senior Civil Engineer for the Las Vegas Valley Water District, stated that upon the condition to submit a landscape waiver, the Planning Commission recommended approval. She noted concurrence to all other conditions, stated that a neighborhood meeting was held and requested approval.

Upon MAYOR GOODMAN'S request for clarification, MARGO WHEELER, Director of Planning and Development, stated that the landscape requirements are to have trees planted 30 feet on center with shrubs planted every five feet. She noted that the plan currently proposed did not include shrubs and therefore would not meet the requirements of Code. The plan shown was a fair attempt to meet the Planning Commission's request to submit a plan.

MAYOR GOODMAN explained that the City plans to have improvements but would like the property to be in a presentable state in the meantime. BART ANDERSON, Public Works Department, confirmed that construction is not projected to begin for another two years; however, the City would replace any landscaping upon construction.

JUSTIN LAM, Welles Pugsley Architects, was present.

TOM McGOWAN, Las Vegas resident, inquired about the time frame regarding the temporary situation and guidelines that would permit the matter to be extended. If an extension of time is variable, he would not support the request.

COUNCILWOMAN TARKANIAN acknowledged MR. McGOWAN'S concern about the temporary use. She confirmed with MARGO WHEELER, Director of Planning and Development, that the current plans do not reflect permanent landscaping. MR. ANDERSON clarified that construction would not commence sooner than two to three years and could likely begin at this site. Although COUNCILWOMAN TARKANIAN expressed her desire for permanent landscaping, she acknowledged understanding that since a cover would be placed upon the site, the applicant would not invest in permanent landscaping. She requested there be some landscaping rather than none since construction would not begin for at least two years. MS. MEADE emphasized their desire to comply with any condition regarding landscaping and reiterated that this plan was only submitted to please the Planning Commissioners.

COUNCILWOMAN TARKANIAN requested an additional condition to address temporary landscaping and MS. WHEELER read a modification to Condition 3. MS. MEADE agreed to all conditions.

COUNCILMAN BROWN requested clarification about the affected area and future development plans. MS. WHEELER clarified that the site plan affects the northwest corner of Valley View Boulevard and Alta Drive. MS. MEADE explained there is an insufficient parking situation and

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she pointed out their intent to build a parking garage in place of the temporary parking lot. MS. MEADE confirmed that this was their first response to please the requests of neighbors and assured COUNCILWOMAN TARKANIAN that the corner in question does not allow much room for anything other than landscaping, which they agree to install.

DEPUTY CITY ATTORNEY JIM LEWIS clarified with COUNCILWOMAN TARKANIAN that the landscaping, as requested by the Planning Commission, would be located along Valley View Boulevard and Alta Drive.

MAYOR GOODMAN declared the Public Hearing closed.