

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ZON-25069 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.28 acres adjacent to the east side of West Street, between Hoover Avenue and Gass Avenue (APNs 139-34-410-021 through 025 and 139-34-310-028), Ward 3 (Reese)

C.C.: 01/09/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions (Not Applicable) Final Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after final agenda Support postcards
8. Submitted at meeting Architectural renderings by Doug Lean for Items 35-37

Motion made by STEVEN EVANS to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 35-37.

DOUG RANKIN, Planning and Development Department, stated the proposed use is compatible with the surrounding area and is also in keeping with the City's goals for the downtown area. He recommended approval of all items.

PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007

DOUG LEAN, 5520 South Fort Apache Road, appeared on behalf of the applicant. He agreed with staff's recommendations and conditions.

TOM McGOWAN, Las Vegas resident, asked what impact this project would have on bus service in the area.

TODD FARLOW, 240 North 19th Street, complimented the project's design. He expressed concern that high end projects would drive out the artists and asked how the City would address this situation.

TEDDY RUSSELL, Las Vegas resident, expressed support of the project.

MR. LEAN informed the Commissioners that the project met the requirements of the Downtown Centennial Plan and noted no waivers had been requested.

MARGO WHEELER, Director of the Planning and Development Department, explained that a portion of the tax proceeds from projects within the City's Redevelopment Area were earmarked by State Statute for low to moderate income housing.

GINA WENGLASS, Public Works Department, noted that a construction staging plan was required and that plan would address the project's impact on traffic in the area.

COMMISSIONER GOYNES asked MR. McGOWAN that the area would have plenty of bus access.

COMMISSIONER EVANS concurred with MR. FARLOW'S concern with the possibility of an Arts District without artists. He noted other cities have developed creative solutions and expressed his support of this project.

MR. LEAN informed COMMISSIONER STEINMAN that his client does own the land, but he could not say whether financing was completely in place, noting that Solterra is an established and experienced developer. MR. LEAN also explained that the unfinished wall in the plans would be addressed in an upcoming meeting.

COMMISSIONER TRUESDELL disclosed that he owns property south of the notice area, but did not believe it would be affected by this project and would vote on the items.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 35-37.