

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: CON-2529 REZONING PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres adjacent to the north side of Sahara Avenue, approximately 500 feet west of Fairfield Avenue (APNs 162-004-807-004 and 005), Ward 3 (Recess)

C.C.: 03/19/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda. Support instead for items 37 and 38

Motion made by STEVEN EVANS to Approve

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER TRUESDELL disclosed that as he owns property in the notice area and represents property owners to the north of the site, he would abstain on Items 37-41.

Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department explained that the original plans included two residential towers with ground floors for commercial. The first tower has been

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constructed and the applications being considered were for revisions to the second tower. He added that all requests were appropriate and recommended approval of all applications.

LARRY WRIGHT, representing the Naked City Property Owners Alliance, appeared in support. Using the overhead he showed an illustration indicating the Alliance landowners and asked for assurance that there would not be any type of negative impact on their properties. MR. WRIGHT requested an opportunity to meet with the developer and suggested expanding the project deeper into the neighborhood.

MR. BORGEL concurred with staff's comments regarding the proposed development and agreed to all conditions with a minor change to the Site Development Plan Review regarding the lighting. He explained that both structures are 72-stories high and it would be more practical to direct the lighting upwards with the understanding that the lighting shall be shielded. In conclusion, he stated that this development is a true mixed-use project and was proud to represent it.

Referring to the number of units available for sale, COMMISSIONER QUINN inquired as to the number of units that would be available for disabled persons. LINK replied that there are approximately 40 residential units and an estimated 300 hotel/suite units. Although the final design is not complete, he assured COMMISSIONER QUINN that the developer would provide whatever would be reasonably required.

COMMISSIONER STENNING inquired the accessibility to and from the project. He asked whether there are plans to coordinate synchronization of signals on Sahara Avenue. BART ANDERSON, Public Works Department, stated that a recent Sahara Corridor study that looked at several alternatives has been conducted. With reference to the subject site, MR. ANDERSON stated that a signal has been proposed for both entrances and was currently being discussed. MR. ANDERSON further stated that the developer is required to complete an addendum to the traffic study.

COMMISSIONER EVANS asked for clarification on the egress and ingress from Sahara Avenue and asked whether right turns should be prohibited. He questioned the feasibility of light signals at Sahara Avenue when signalization currently exists at both the intersections of Paradise Road and Las Vegas Boulevard.

MR. BORGEL explained that the primary access will be off of Sahara Avenue at the existing median cut; however there is additional access to the property from Cincinnatti Avenue. He remarked that the median cut would be logical for the signalization and emphasized that it would meet all standards for signal separation.

MR. BORGEL explained that there have been several discussions regarding a pedestrian overpass but noted that the possibility of an Urban Interchange for through traffic would have an affect on how things were designed.

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COMMISSIONER STEINMAN asked where the Sahara Couplet remains an alternative. MR. ANDERSON described the concept, but emphasized that the option currently remains low on the priority list.

CHAIR GOYNES declared the Public Hearing closed.

