



City of Las Vegas

Agenda Item No.: 101.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-25969 PUBLIC HEARING APPLICANT/OWNER: SMOKE RANCH INVESTMENTS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on a parcel adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), Ward 5 (Barlow). NOTE: The Planning Commission recommended approval of S-C (Service Commercial). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 01-24-08 Planning Commission Meeting Item 37

Motion made by RICKI Y. BARLOW to Hold in Abeyance Items 101 and 102 to 3/19/2008

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 101 and 102.

RICHARD TURNER appeared and requested Council follow Planning's recommendation for approval.

CITY COUNCIL MEETING OF: FEBRUARY 20, 2008

DON DOERING, 4324 Mark Avenue, Las Vegas, stated when he received a notice for a neighborhood meeting and questioned why it was held at the Rainbow Library on Buffalo Drive. He confirmed that the library's address was in COUNCILMAN BROWN'S ward, but the Councilman informed MR. DOERING that it is not customary that he is notified of the meeting being held in his ward. MR. DOERING pointed out that the library is located in Ward 5, but the neighborhood meeting would be in Ward 4 and would be miles away from subject location. He noted a previous concern that developers were holding these meetings further away to avoid a high attendance from residents.

Although the current convenience store has not been a problem, MR. DOERING informed COUNCILMAN REESE that he preferred the subject site be residential. The site is still up for sale, the land needs a clean up, and the developer cannot be trusted. COUNCILMAN REESE explained that it is difficult to build residential along Decatur Boulevard and Smoke Ranch Avenue.

MR. TURNER stated that seven individuals attended the meeting, but the only objection came from members of a nearby church.

COUNCILMAN BARLOW expressed concern that if developers are purposely holding meetings at inconvenient locations, it would make sense that the city is to see fewer in attendance. MR. TURNER assured the Councilman that was not the case with this applicant and pointed out that staff directs where the appropriate meetings are to be held. At COUNCILMAN BARLOW'S request, MR. TURNER showed the plan depicting retail and a commercial subdivision. He explained that upon confirmation of plans, the architectural style and use will be dictated. He also informed the Councilman that although they did not have a meeting with him, he spoke with his liaison.

Desiring further details and discussion, COUNCILMAN BARLOW preferred holding the items in abeyance.

MAYOR GOODMAN declared the Public Hearing closed for Items 101 and 102.