



City of Las Vegas

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
MOD-270 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER:
MITT W. DOUGLAS FAMILY TRUST Request for Major Modification of the Town Center
Land Use Plan FROM: TC-TC (TOWN CENTER MIXED USE - TOWN CENTER) TO GC-TC
(GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION ON
5.1 acres at the northeast corner of Durango Drive and Deer Springs Drive (APNs 125-20-201-
016 and 125-20-201-017) (Ross)

C.C.: 05/07/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="18"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcards for Items 17 and 18

Motion made by GLENN TROWBRIDGE to Hold In Abeyance Items 17-22 to 5/8/2008

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, VICKI
QUINN; (Against-None); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-
STEVEN EVANS)

NOTE: COMMISSIONER TRUESDELL disclosed that he represents the applicant on real estate
transactions and would abstain on Items 17-22.

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 17-22.

PLANNING COMMISSION MEETING OF: APRIL 10, 2008

DOUG RANKIN, Planning and Development Department, stated that the requested major modification and waivers are not in compliance with the Town Center standards and recommended denial. With regard to the Special Use Permits, MR. RANKIN noted that those are permitted uses and recommended approval.

GARY LEOBOLD, 2592 Canadian Goose Circle, appeared on behalf of the applicant. He explained that this proposal includes a tavern, a convenience store with fuel pumps, a Walgreens, office development and a drive-through restaurant. MR. LEOBOLD thanked staff for their recommendations of approval on the Special Use Permits for the liquor establishment and the convenience store. He stated that the restaurant with the drive-through and the convenience store with the fuel pumps are not allowed under the Urban Center Mixed Use Town Center, and for that reason, the applicant is requesting the major modification.

Using the overhead, MR. LEOBOLD indicated adjacent businesses with drive-through services and noted the locations where the waivers are being requested.

DOUGLAS HITT, 2208 Alia Court, was present and asked for approval of all applications. MR. HITT explained that this is the only feasible project that the banks would finance. He noted that there are potential tenants who are interested and believed that this project is good for the neighborhood.

TODD FARLOW, 240 North 19th Street, disagreed with the waiver of the two-story requirement. He agreed that the design of the Walgreens Store presents the appearance of a two story building; but with regard to the liquor store, he felt it would be appropriate to include either offices or storage to comply with the height standards.

CHAIR GOYNES, referring to the Town Center Mixed-Use Guidelines, felt that the proposed project looks like any other strip mall and it lacks any imaginative site and building designs.

Acknowledging CHAIR GOYNES remarks, MR. LEOBOLD replied that the design of the project is intended to present a urban feel similar to the Montecito Market Place. MR. HITT added that his intent is to surpass any existing developments by incorporating very nice structural finishes to compliment the landscaping.

COMMISSIONER TROWBRIDGE expressed concern with the on-site traffic patterns and the traffic flow off from 80-foot streets which are not designed to handle increased volume.

COMMISSIONER DUNNAM disclosed that although he had met with the applicant, he had not made a final decision regarding the applications. COMMISSIONER DUNNAM informed the applicant that a total of 68 mailed protests were received. (Note: There were 14 protests for MOD-27044, 14 protests for SUP-27046, 8 protests for SUP-27047 8 protests for SUP-27048, 12 protests for SUP-27049 and 12 protests for SDR-27051 for a total of 68).

PLANNING COMMISSION MEETING OF: APRIL 10, 2008

COMMISSIONER DUNNAM stated that based on the number of protests, it would be difficult for him to support the applications. He acknowledged that the convenience store is a permitted use but the gas pumps are not. Further, he stated that if the gas pumps were excluded, if the buildings were reconfigured on the site and if the landscaping requirements were met, it would be easier for him to support the project.

COMMISSIONER STEINMAN stated that the project looks fine, but recommended a redesign of the drive-through to eliminate dangerous situations. MR. LEOBOLD remarked that they had looked at several variations and chose what they felt was the best option.

COMMISSIONER QUINN concurred with her colleagues and stated that she too felt that some of the design issues could be revisited at to achieve a great project.

COMMISSIONER TROWBRIDGE recommended the applications be held for thirty days. He encouraged the applicant to meet with the neighbors and show them drawings of the site. In the interim, he suggested the applicant amend the traffic patterns and consider the suggestions made by the Commissioners.

CHAIR GOYNES declared the Public Hearing closed for Items 17-22.