



City of Las Vegas

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GPA-2730 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: HILFRAND WAKE INC., ET AL - Request to Amend a portion of the
Southeast Sector Plan of the General Plan (ZONING: MLD (MEDIUM DENSITY RESIDENTIAL))
TO: SC (SERVICED COMMERCIAL) (Zone 1.01) on the south side of Lake Mead Boulevard,
approximately 1/2 mile east of Martin L. King Boulevard (APNs 139-21-610-222 through 225),
Ward 5 (Barlow)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	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:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda Support Postcard for Items 36 and 37

Motion made by RICHARD TRUESDELL to Hold In Abeyance Items 36-38 to 6/4/2008

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE,
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-BYRON GOYNES)

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open for Items 36-38.

ANDY REED, Planning and Development Department, noted the subject text of the applications incorrectly described the properties as being located on the south side of Lake Mead Boulevard when they are actually located on the north side. As the correct property was graphically

PLANNING COMMISSION MEETING OF: APRIL 24, 2008

depicted on the notice map, he stated the items could go forward and a corrected text would be prepared if the item went forward to the City Council.

MR. REED stated the items are compatible with the pattern of development in the area and he recommended approval.

LYNN AFFLECK, 4987 Idaho Avenue, appeared with MARCEL EZEOKE, President of Emerald Lake, Inc. MR. AFFLECK expressed concern with Condition 15 of the Site Development Review (SDR) and requested clarification as he did not see need for more sidewalks.

COMMISSIONER DUNNAM explained that Condition 15 was intended to insure that the property had adequate handicapped access and observed that the site plan indicated that the proposed handicapped access would be sufficient. BART ANDERSON, Public Works Department, agreed with COMMISSIONER DUNNAM'S assessment that as long as the applicant provided disabled access in some fashion, he was meeting the condition. With that clarification, MR. AFFLECK agreed to all conditions.

BEATRICE TURNER, West Las Vegas, appeared opposing the applicant would not be a good neighbor and that the project would not be appropriate for the neighborhood.

MR. EZEOKE informed the Commissioners that a neighborhood meeting had been held and the neighbors had been in support of the project. He stated the area is in need of medical offices and two pharmacies would not overburden the area. He also pointed out the project would create jobs and would be a benefit for the neighborhood.

COMMISSIONER TRUESDELL expressed concern in the lack of architectural detail on the north side of the building as well as the reduced landscape buffer to the north as that portion of the property was adjacent to a residential street.

In response to COMMISSIONER TRUESDELL'S concern regarding the unfinished quality of the curbs and sidewalks, MR. AFFLECK stated the sidewalk could be extended, but explained that the site's design was their best effort to satisfy all the rules and regulations.

COMMISSIONER TRUESDELL stressed the importance of being sensitive to the residents and suggested the applicant could be overbuilding the site. MR. AFFLECK replied that architectural detailing could be added to the rear of the building, but could not confirm that additional landscaping could be provided.

COMMISSIONER TRUESDELL questioned the viability of the dead-end parking spaces and MR. AFFLECK suggested they could be changed to compact spaces. In response to COMMISSIONER TRUESDELL'S question regarding delivery truck access, MR. AFFLECK pointed out the location where deliveries would be accepted and MR. EZEOKE explained that the location had been recommended by the neighbors. MR. AFFLECK further clarified that the

PLANNING COMMISSION MEETING OF: APRIL 24, 2008

drive design was based on recommendations by the Fire Department and was intended to prevent vehicular access to Hart Drive.

COMMISSIONER TRUESDELL expressed concern with the site's circulation issues and suggested the building be split with a circulating drive. MR. AFFLECK stressed the applicant's willingness to accommodate all requests, but suggested that the City also be willing to compromise.

COMMISSIONER EVANS expressed concern with some of the applicant's statements that design features were not included because it would not be economical. While he applauded the applicant's efforts, he observed that the project's issues could be solved, but stated the proposal should not be designed as the podium. COMMISSIONER EVANS also encouraged the applicant to meet with Republic Services regarding trash pickup times, as the noise from the collection trucks could negatively impact the neighbors. MR. AFFLECK noted the trash enclosure was adjacent to a neighboring business in an effort to minimize the impact.

MARGO WHEELER, Director of the Planning and Development Department, stated that the applicant's remarks regarding the Fire Department comments had not been provided to staff in writing and therefore staff had no comment in response. She advised the Commissioners that their concerns had been noted and invited the applicant to meet with staff to address those issues.

COMMISSIONER DUNHAM summarized the Commissioner's comment, stating the north face of the building and the on-site circulation were problematic and the project needed to be redesigned.

VICE CHAIR TROWBRIDGE announced the Public Hearing closed for Items 36-38.

