



City of Las Vegas

Agenda Item No.: 14.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 8, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - MOD-17044 - MAJOR MODIFICATION - PUBLIC HEARING -
APPLICANT: OWNER: HILLMAN LAS FAMILY TRUST - Request for a Major
Modification of the Town Center Land Use Plan FROM UC-TC (URBAN CENTER MIXED
USE - TOWN CENTER) TO GC-TC (GENERAL COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION ON 5.1 acres at the northwest corner of Durango Drive
and Deer Springs Drive (Lots 125-20-201-016 and 125-20-201-025), Ward 6 (Ross)

C.C.: 06/04/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	24	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	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 at Meeting Elevation and Landscape Renderings, Letter of Support, and Letter of Concern

Motion made by STEVEN EVANS to Approve

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

NOTE: COMMISSIONER TRUESDELL abstained as he represents the property.

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 14-19.

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DOUG RANKIN, Planning and Development Department, stated the items were held in abeyance to allow the applicant to meet with the neighbors and to give the applicant the opportunity to redesign the site plan. MR. RANKIN requested Condition 3 of the Site Development Plan be amended if approved. With regard to the Major Modification, MR. RANKIN stated it does not comply with the Town Center Plan and general goals and recommended denial. Likewise, he recommended denial of the special use permit for the drive-thru restaurant and denial of the Site Development Plan due to the requested landscape waivers. In regard to the remaining special use permits MR. RANKIN recommended approval.

DOUGLAS HITT, 2208 Alta Court, appeared. He confirmed meeting with the neighboring residents and stated that he was confident the concerns of the neighbors were satisfactorily addressed as well as were the matters expressed by the Public Works Department regarding traffic. MR. HITT remarked that at the previous Planning Meeting, he was taken by surprise at the alleged number of protests that were received. In reviewing the protests, he discovered that they were duplications and actually amounted to thirteen residences.

GARY LEOBOLD, 2592 Canadian Course Circle, briefly summarized the redesign of the project. He noted numerous changes to the Site Plan, some of which include relocation of one driveway to provide additional circulation, elimination of parking spaces to redesign the parking field in such a way that the landscape waivers are no longer needed. In anticipation of and to accommodate a potential bus route, MR. LEOBOLD stated that a bus turnout lane would be provided, and, if not utilized as such, could serve as a deceleration lane onto the site. Using the overhead, MR. LEOBOLD displayed the current renderings of the building elements in terms of material and colors.

Speaking in support of the proposed development, JENNIFER TAYLOR, representing the Association of Northwest Residents for Responsible Growth, stated that several members of the organization attended the neighborhood meeting. MS. TAYLOR explained that this project is appropriate for the area and will provide services that will benefit the people who live in the district as well as those who are employed in the surrounding area.

CHAIR GOYNES acknowledged his disappointment with the proposed project as presented at the previous Planning Meeting. He commended the applicant for redesigning the project and addressing such issues as the traffic flow and the aesthetics of the project.

Addressing the applicant, COMMISSIONER QUINN disclosed she would support the project seeing as the neighbors have voiced their support. She applauded the applicant for thoroughly dealing with each concern.

COMMISSIONER TROWBRIDGE also commended the applicant for taking time out to meet with the residents. He was pleased with the outcome of the meeting and declared he would support the applications seeing as the applicant has gone to great lengths to meet the needs of the community and exceed the standards of development.

CHAIR GOYNES declared the Public Hearing closed for Items 14-19.