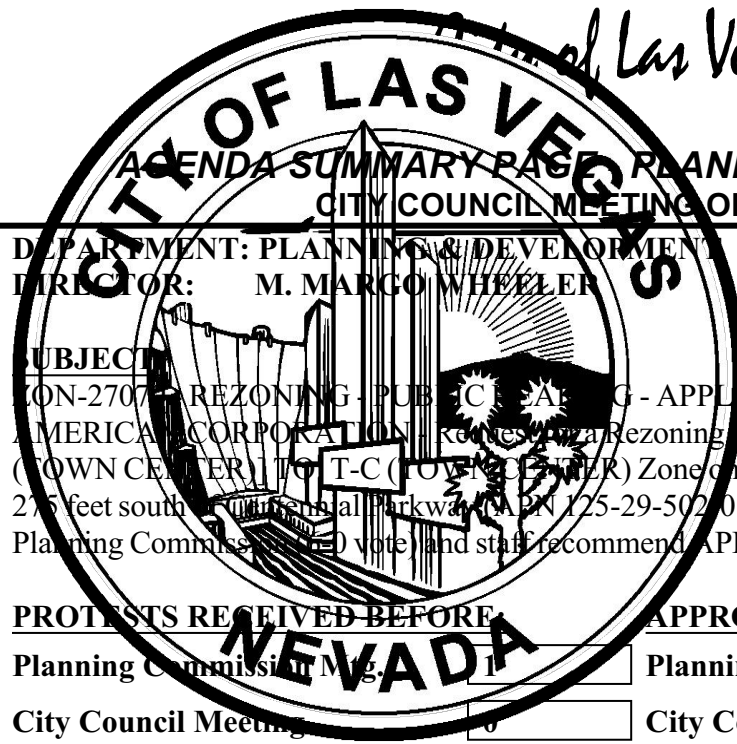




City of Las Vegas

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 7, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: CON-2707 - REZONING - PUBLIC AREA - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER)] TO T-C (TOWN CENTER) Zone on 1.01 acres on the east side of Riley Street 275 feet south of Sunbelt Parkway (APN 125-29-502-012 and 015), Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend 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 04-10-08 Planning Commission Meeting Item 25

Motion made by STEVEN D. ROSS to Approve

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 108-110.

PAUL SANSOUCY, 6701 Dorita Avenue, appeared on behalf of the applicant. He stated the applicant is working with staff to address all remaining issues, such as relinquishing all the waivers for the landscape requirements. Regarding the waiver for the cul-de-sac, Title 19, requires only 200 feet for the turn radius. Both residents in the cul-de-sac exit onto the roadways either on the south side of the street or onto the lower part of the cul-de-sac.

MAY 7, 2008

ANTHONY HODGES, 123 Sir David Way, pointed out the difference between staff's and the Planning Commission's recommendations.

COUNCILMAN ROSS informed the Council that the roads and the cul-de-sacs do not conform to the City Code. There are issues where emergency and utility vehicles are having difficulty making turns around in these access points. He expressed his opposition to Item 109, stating the applicant's justification was insufficient.

Regarding Item 110, COUNCILMAN ROSS recognized that the applicant is attempting to do, but the applicant did not present any justification for why the Town Center landscaping standards should be waived. He believes maintaining these standards in this corridor is very important.

MRS. SANSOUCY explained that the waiver for the landscaping had been withdrawn as recommended by the Planning Commission. He noted that the site plan had been revised and now meets the City's landscape requirements.

MARGO WHEELER, Director of Planning and Development, confirmed that the landscaping requirements have been met. However, since the waiver for the cul-de-sac is still being requested, staff's recommendation would remain for denial. She further clarified that the site development plan is not requesting any waivers. However, the waiver is still necessary to do their proposed project. The applicant would have to redesign the cul-de-sac to meet the requirements of the City code. If the site plan were approved, the applicant would have to meet all of the landscaping and cul-de-sac requirements.

When COUNCILMAN ROSS moved to deny Item 110, ASSISTANT CITY ATTORNEY BRYAN SCOTT informed COUNCILMAN ROSS that a denial of Item 110 would force the applicant to wait a year before he could return with a revised site plan, unless the revisions were significant. MR. SANSOUCY requested that the item be withdrawn without prejudice, after learning that that would allow the applicant to return with any revisions at any time. COUNCILMAN ROSS looks forward to seeing a new site plan.

COUNCILWOMAN TARKANIAN verified with ASSISTANT CITY ATTORNEY SCOTT that the revised site plan would be heard by the Planning Commission before it would be heard by the Council.

MAYOR GOODMAN declared the Public Hearing closed for Items 108-110.