



City of Las Vegas

Agenda Item No.: 16.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GPA-2838 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: SCOTT ASHLEY, ET AL - Request to amend a portion of the
Centennial Mills Sector Plan of the General Plan FROM: O (OFFICE) TO: LI/R (LIGHT
INDUSTRIAL USE - RCL) on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow
Boulevard and 2300 - 2300 feet south of Red Coach Avenue on Balsam Street (APNs 138-03-
602-007 through 010), (Brown)

C.C.: 08/29/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	1
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 after Final Agenda Protest Postcards for Items 16 and 17

Motion made by DAVID STEINMAN to Approve

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

NOTE: COMMISSIONER TRUESDELL abstained on Items 16-20 as he has a business partner
who owns an adjacent property.

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 16-20.

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PETER LOWENSTEIN, Planning and Development Department, stated the requested General Plan Amendment (GPA) failed to conform to the plans and policies of the Centennial Hills Sector Plan and is incompatible with the surrounding areas. He noted the proposal failed to meet the minimum development standards required for the rezoning of the property and also failed to comply with Title 19 development standards. He recommended denial of all applications. Noting the existing barbed wire on the site, he suggested an additional condition for Item 20 requiring its removal in 60 days if the project was approved.

LIZ SOROKAC, 2300 Howard Hughes Parkway, appeared on behalf of the applicant and agreed to all conditions. She explained that the applicant would like to build a business park on the site with Manufacturing (M) use west of the Balsam Street alignment and the planned business park (C-PB) use east of the Balsam Street alignment.

Utilizing a map on the overhead, MS. SOROKAC noted approved high density residential, industrial and business uses as well as other parcels owned or controlled by the applicant in the area. She pointed out that she was also representing the applicant for Items 21-27 which involve a project in the neighborhood requesting commercial zoning.

MS. SOROKAC briefly went over the site plan. She stated that a set of landscaping would be provided along Rainbow Boulevard rather than the 10 feet of wall proposed. She pointed out an existing Nevada Department of Transportation (NVDOT) wall which was currently screening the western buildings, and stated the applicant would build an eight-foot screening wall in the event that NDOT removed that wall. MS. SOROKAC explained that the remaining landscape waiver was requested for existing buildings, which the applicant planned to demolish in the future. Acknowledging that the parcel did not meet the minimum acreage for a business park, she suggested that an attractive and successful business park could be developed on this site. She added that the applicant owned the adjacent parcels and that the setback waivers would not have any negative impact. She mentioned that a neighborhood meeting had been held and stated that the neighbors had expressed concern with the commercial truck traffic. She noted their concern with current neighborhood truck traffic and stated the applicant would vacate Balsam Street, requiring vehicular traffic to take access from Rainbow Boulevard.

TODD FARLOW, 240 North 19th Street, expressed his opposition to the vacation of Balsam Street and suggested that the buildings could be improved.

ROGER KEHL, 4597 Balsam Street, appeared in opposition. He expressed concern with the heavy trucks on Balsam Street and the impact this project would have on his property's value and quality of life. MR. KEHL agreed that removing the industrial traffic from Balsam Street and moving it to Rainbow Boulevard would be an improvement.

MS. SOROKAC confirmed for COMMISSIONER TROWBRIDGE that this project would benefit MR. KEHL by removing the industrial traffic from Balsam Street and diverting it to Rainbow Boulevard. She added that Balsam Street would be vacated and clarified that the existing cul-de-sac and utility easement would remain. COMMISSIONER TROWBRIDGE

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noted the existing emergency access on Balsam Street for the adjacent property and MS. SOROKAC stated that access would remain in place.

COMMISSIONER STEINMAN requested clarification regarding the neighboring property access and MS. SOROKAC explained that the property has a crash gate on Balsam Street for emergency vehicles. She stated that emergency vehicles could travel from Rainbow Boulevard through the business park. COMMISSIONER STEINMAN observed that this project would benefit MR. KEHL by removing the industrial traffic from Balsam Street. He expressed concern that industrial traffic will use Balsam Street in the future, but MS. SOROKAC assured him that all industrial traffic would use Rainbow Boulevard. He expressed his support, stating the project was attractive and would benefit MR. KEHL.

In response to COMMISSIONER DUNNAM'S question regarding the existing crash gate, BART ANDERSON, Public Works Department, stated the applicants proposed emergency access route would need approval from the Fire Department. If that route were not approved, MR. ANDERSON explained that another crash gate would be needed on the cul-de-sac to provide continuity of access. COMMISSIONER DUNNAM noted that the crash gate was not addressed in the conditions of approval and MR. ANDERSON assured that because the City retains the easements for emergency access, the applicant could be required to provide another crash gate on Balsam Street without the need to add any conditions to Item 16.

During the crafting of the motion for Item 20, MARY GO WHEELER, Director of the Planning and Development Department, recommended that Condition 5 be deleted, Condition 4 be amended and added a condition regarding the submission of a revised site plan regarding the landscaping along the east and west property lines. COMMISSIONER STEINMAN included those changes in his motion.

COMMISSIONER EVANS explained that he did not do on the applications because he was concerned with the zone change and the projects proximity to MR. KEHL'S property.

CHAIR GOYNES declared the Public Hearing closed for Items 16-20.