



City of Las Vegas

Agenda Item No.: 75.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 20, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: GPA-2562 - GENERAL PLAN/ MEASUREMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM PCD (PLANNING COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) - 1000 acres at the southwest corner of Ann Road and the 215-Beltway (APN 126-36-001-002), Ward 4 (City of Las Vegas). The Planning Commission (7-0 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 (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcards/Letter and Support Postcards for Items 75 and 76
8. Submitted after Meeting Protest/Support Postcards for Items 75 and 76
9. Backup Referenced from the 07-24-08 Planning Commission Meeting Item 9

Motion made by STEVEN D. ROSS to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-RICKI Y. BARLOW); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 75 and 76.

MARGO WHEELER, Director of Planning and Development, introduced TOM PERRIGO, Deputy Director of Planning and Development, who gave an overall presentation of the

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applicants goals relative to these applications. Staff recommended approval of all applications, which are consistent with the City's Master Plan and will set aside land for future public facility needs in the northwest Centennial Hills area. With the expected population growth and the location being adjacent to a major freeway interchange and across the freeway from existing development, this site was chosen. Very few sites of this size are available for such particular needs. He clarified for MAYOR GOODMAN that the subject land is Bureau of Land Management (BLM) property and not Southern Nevada Public Land Act (SNPLA).

JUANITA BURROWS, 5565 North Campbell Road and MARVIN HAROUFF, 5680 Ruffian Road both spoke in opposition of a zone change without a formal site plan and a hearing for the residents comment thereafter. MS. BURROWS added that some developments change without proper notification to the residents. If the zone change is granted, she asked that stipulations be put in place, such as a) Republic Services cannot re-acquire their trash site and b) the notification area be extended when developers come forward with a site plan. Most of the subject area is rural and county land; the residents do want to know what is being done in their community and urged that they be included in the development process.

MARVIN ROGGE, 5565 Michelli Crest Way, believed the site to be a sore thumb. He has been a resident of Las Vegas since 1963 and noted that some residents do pay their taxes and contribute to this city. He has experienced a reduction in the value of his home of approximately 30 to 50 percent, which makes it difficult to sell.

He stated that the first neighborhood meeting had approximately 550 attendees, all of whom expressed opposition to the proposed request. As time has passed, some residents are worn out from attending these meetings yet have not changed their stance on the request. Although the promises made were verbal and by previous Council, he firmly believed they should be kept. Such promises involved no detention center, no trash dump site and not having 600 school buses in the surrounding area. The Council has taken oaths to serve the citizens of Las Vegas and made commitments to be fair and reasonable. He then asked the Council to put themselves in the residents shoes and try to understand their reasons for opposing such a request.

It was his opinion that the solution was under the Council's noses; there is a BLM site located on the same subject street, less than a mile away, protected by the mountains on three sides which will not become a residential area. BLM is hard to negotiate with, but the area could easily house public works, a detention center, school buses and even the trash trucks.

JOHN KRISTINIK, 5565 Michelli Crest, stated although staff has presented details about the proposal at a previous meeting, the complete opposition from residents in the area still exists. They continue to experience noise and dust from the sand pit. Now the residents are being asked to deal with slow trucks and additional noise and pollution should the request go forward. Due to this issue, a homeowners association has been created, and he finds it hard to believe that with the expressed concerns and opposition from residents, staff is still in favor of the request. MR. KRISTINIK pointed out that with such a large development placed on this site, he would be forced to view the site directly from his backyard since the land slopes dramatically. Many

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residents would be forced to see it, smell it, taste it and fight the traffic. He questioned the need for such a large amount of acreage and suggested the City acquire smaller portions of acreage and develop the proposal on multiple sites. This development would impact his quality of life and his financial situation. He thanked Council for listening to his comments and concerns.

SAM PEARSON, 5475 Ruffin Road, constructed his 16,000 square-foot home and was not aware of an exit at Ann Road. He does not oppose development. However, he would prefer that the proposal be reduced so it would not be in his backyard.

MARK BLOOM, 10175 West Tropical Parkway, expressed his frustration regarding the project and the location proposed. Many individuals moved to this city for the rural areas and openness and, as Americans, there is a yearning to explore and conquer the unknown. This site is one of the last rural areas remaining in this city. To see it rezoned to an unknown future allocation is preposterous and a disservice to the citizens. Land continues to be rezoned and individuals continue to relocate to Las Vegas, so the need for additional homes and public facilities continues. As a result the developers continue to get rich but the quality of life continues to dissolve and over-crowdedness and pollution will cause residents to relocate. MR. BLOOM was disappointed in the perception that Las Vegas is a transient sense of community or civic pride. He believed this perception was due to residents becoming displeased when developments change resulting in relocation. The subject site is located in a wonderful rural community; the residents would like to keep it as such.

MAYOR GOODMAN stated he was under the impression that there was a public meeting on this matter and was advised that was well. MR. PERRIGO explained there were a number of public meetings held: February 26th, June 10th and July 15th, in addition to the one held by the residents at the Santa Fe Hotel and Casino. As the project evolved and growth increased, a tremendous need for public land and public facilities arose. Even though that need has softened, staff feels it is necessary to proceed forward in setting aside land for future public facility needs, which is in alignment with the policies of the Master Plan. The residents that made the previous comments have been consistent in their opposition; however, others have expressed a lesser concern during the course of meetings and have received a better understanding of the City's efforts relative to the request.

MR. PERRIGO emphasized that any future development of the subject site by any public or private agency will require approval of a site plan by the Planning Commission and the City Council at a publicly noticed public hearing. He believed this information has impacted the turnout at this meeting and some of the residents who have since changed their viewpoints. MR. PERRIGO noted that there is not an alternate site suitable for the proposals, and this is BLM land that will, in essence, save the taxpayers monies.

Regarding MR. ROGGES comment pertaining to having only verbal promises, MAYOR GOODMAN rebutted by stating there is a record being made both by the City Clerk and the videotaping of these proceedings, which in turn holds individuals accountable. In addition, minutes of these proceedings are available.

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COUNCILWOMAN TARKANIAN asked if COUNCILMAN ROSS' feeling was to move forward and place a condition requiring the notification radius be doubled so that additional residents are notified of future meetings. She has experienced within her own ward where some residents lived just a few streets further than the notice area yet reside close enough to the site to be impacted. COUNCILMAN ROSS explained that when these items were noticed, he asked staff to increase the required notice area as there were no residents adjacent to the subject site.

COUNCILMAN ROSS wholeheartedly supported doubling the notification area, as he understands the issue at hand is a significant one. The request is an opportunity to reserve the subject site for any future land uses. He reiterated that any requested public use deemed Civic, such as fire stations, schools or parks will have to go through the entire approval process. Reserving these parcels does not cost the taxpayers any money.

COUNCILMAN BROWN supported the request, and understands it will reserve a portion of land. His comfort level is the fact that the communication level between the City and residents is being increased day by day. He understands the residents concern relative to proximity but asked that residents research history and remain active and engaged. He noted that this is a special area as, approximately 14 years ago, this was the corridor for the entire city. The interlocal agreement between the City and the County was created specifically to protect the area north of Alexander Road to Centennial Parkway to the Beltway and down on Drango Drive. Because of that protection, the area inside the Beltway will remain a preservation area. Outside of the Beltway, traditional city infrastructure will be developed, whether developments consist of homes, golf courses, parks, etc. Although some past decisions are still on the radar, ultimately, 25 years from now, the area west of the Beltway will be a wonderful master planned community. COUNCILMAN BROWN continued by stating that all public facilities are not bad nor do some impact communities. He asked the residents to trust some of the decisions made by Council based upon what they have seen happen within their own neighborhoods over the last 10 years. He believes there is a foundation set forth within the interlocal agreement that will keep the city moving in the right direction.

COUNCILMAN REESE commented that in his own neighborhood, there is a police substation, a jail and a bus yard; he, too, has received complaints. To place these amenities on the subject parcel would have a tremendous impact on the residents. However, he support the Councilmans decision and feels that when the situation presents itself, he believes an amenable compromise between the city and residents can be accomplished.

MARGO WHEELER, Director of Planning and Development, noted that at COUNCILMAN ROSS request, the Planning Department sent out 2,971 notices for todays meeting. Some residents in the audience, including MR. ROGGE, verified they did not receive notification. COUNCILWOMAN TARKANIAN attested to the fact that some of her constituents have experienced not receiving some notifications on applications. MAYOR GOODMAN asked the residents to have enough confidence that they will be notified and have the opportunity to be heard. He firmly believes that the Councils decisions are done in the best interest of the community.

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COUNCILMAN ROSS verified that a county resident, living two and a half miles away from the subject location, did receive notification. He appreciated everyone's comments and thanked MR. PERRIGO for his efforts in doing what is best for the city. The proposed future uses are not the greatest in the world but they are uses that must be dealt with. He read statements for the record regarding his efforts and decision making process. The current zoning is not Rural but Planned Community Development, which allows for high residential densities and commercial uses. He added that Clark County is planning the Lone Mountain Park, which is over 300 acres of buffer between the adjacent residents and the subject parcel. The alignment of the 215 Beltway will move to the west. As a Councilman, it is his responsibility to plan for future needs for public services that service all families in Las Vegas. He looks forward to working with the residents as uses go forward on the subject site, as well as any other development in the northwest.

MAYOR GOODMAN declared the Public Hearing closed for Items 75 and 76.

