



City of Las Vegas

Agenda Item No.: 8.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-3147 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 2027 NORTH
DECATUR LLC - Request for Rezone FROM: U (UNDEVELOPED) [SC (SERVICE
COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on
0.11 acres at 2027 North Decatur Boulevard (APN 138-24-611-060), Ward 5 (Barlow)

C.C. 01/21/2009

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**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. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 8 and 9
8. Submitted at Meeting Revised Site/Landscape Plan and Concern Letters for Items 8-10
9. Submitted after Meeting Protest/Support Postcards for Items 8 and 9

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
[NAME NOT FOUND], STEVEN EVANS, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not
Vote-None); (Excused-VICKI QUINN)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 8-10.

PETER LOWENSTEIN, Planning and Development, recommended approval of the rezoning and stated that the proposed infill development is compatible with the adjacent development. Adequate measures have been taken to buffer the commercial use from the adjacent single-family homes to the west by increasing the landscaping and providing no access from commercial traffic to Sawyer Avenue. MR. LOWENSTEIN recommended amendments to

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Condition 2 of Item 9 and Condition 3 of Item 10.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and displayed diagrams depicting the site. A meeting was held with the residents who were amenable to the proposal and feel that their concerns regarding landscaping and lighting will be addressed with the proposed conditions. Additionally, a resident adjacent to the development requested an eight-foot wall be installed, which the applicant is amenable to. The residents were also concerned about other uses in the area and wanted a restriction; however, an additional notification and a public hearing would be required to address this concern.

DAVID CLARK, 4950 Sawyer Avenue, appreciated the applicants attending their monthly neighborhood meeting and were gracious in listening and addressing their concerns. The residents do not want tattoo parlors, gun shops, payday loan centers or liquor establishments. He read comments from a resident concerning the requested eight-foot wall and agreed amenable working hours of business and proper debris clean up are preferred as well.

CECIL WYNN, 4950 Eugene Avenue, spoke in opposition and emphasized there is an oversaturation of existing establishments that sell alcohol for a mile of Decatur Boulevard. These types of businesses have an impact on crime.

STEVEN McLAUGHLIN resides on Sawyer Avenue and appeared in support. WILLIAM DOHME, 4924 West Earl Mead Boulevard, questioned the need for another 7-11 when there is a mini-mart across the street from the project site.

TODD FARLOW, 240 North 19th Street, pointed out that if the desired eight-foot wall is built adjacent to the existing wall, a gap would be created and could possibly attract negative elements.

ATTORNEY ALLEN thanked the residents for attending this meeting and submitted the resident's comments. She discussed with a resident about the wall and the concern for his animals. He is open to possibly removing the existing wall and replacing it with only one wall, as he agrees a single block wall is appropriate.

The nearby 7-11 is a standalone building in an appropriate location and will attract other businesses. She would be willing to meet with the residents to discuss their concerns. She also confirmed with BART ANDERSON, Public Works, that Condition 29 needs to be deleted and Condition 21 would be amended.

MARGO WHEELER, Director of Planning and Development, clarified that emails submitted by the applicant were not received nor reviewed by staff. They are not conditions of approval but merely private correspondence between the applicant and the residents.

CHAIR GOYNES declared the Public Hearing closed for Items 8-10.