



City of Las Vegas

Agenda Item No.: 24.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 26, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DIR-3367 - DIRECTOR'S BUSINESS PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion regarding the March 23rd Joint City Council/Planning
Commission workshop on redevelopment.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

None

Minutes:

CHAIR TROWBRIDGE was pleased with the results of the workshop. It was well attended and the presentations made enhanced their knowledge

Relative to the economy, he felt it was prudent for the City to review existing codes, policies and procedures and address any potential opportunity for streamlining them. The City should be prepared to focus on new technologies, smaller developments with reduced parking requirements, and making Las Vegas a more walkable community with fewer block walls and creating an ever greater sense of community. He believes the City should provide incentives for developments to occur along transportation corridors.

COMMISSIONER QUINN stated she learned much about the wave of the future of Las Vegas. She was most enlightened with information relative to turning around blighted areas. She enjoyed interacting with the City Council and other staff members, as it is a great opportunity for comrade. She appreciated everyone's efforts in making this workshop possible.

COMMISSIONER ELLSWORTH questioned how homeowners can be convinced to accept businesses adjacent to their properties. MARGO WHEELER, Director of Planning and Development, responded that the vision is not only for rural neighborhoods and downtown high-rise developments, but to create miniature downtowns throughout the city, which allows for different levels of communities and neighborhoods. Although every homeowner may not be convinced with having commercial and adjacent residential developments, they would be designed appropriately to enhance and not detriment the value of both uses.

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MS. WHEELER added that regional shopping malls have experienced an economical decline as well. As a result, residential uses are now being included around the perimeters, which in turn allows for additional commercial to accommodate the residents. CHAIR TROWBRIDGE noted that when the smaller planned communities are developed, it then allows for better consistency and fewer variances.

COMMISSIONER TRUESDELL believed a better job could be done with enhancing the community's understanding of infill developments. If these infill parcels were developed, the City would have better use of its resources. He also commented on a previous meeting he attended dealing with one-way corridors, specifically single directional streets, which is something that could create great infill neighborhood and less expensive to build and maintain.

COMMISSIONER SOYNES spoke on the term "excl suburban ghetto" and the surmounting number of foreclosures. He believed that some of the tools/criteria spoken of to resolve the foreclosure issues already exist within Ward 5. There are some older commercial areas within Ward 5 that should not be forgotten and left out, as these residents have questioned when great development will occur for them. MS. WHEELER agreed and added that the primary emphasis is on the existing neighborhoods.

