



City of Las Vegas

Agenda Item No.: **93.**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 3, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: GPA-3684 - GENERAL PLAN/ ZONE DENSITY - PUBLIC HEARING - APPLICANT/OWNER: MLK CAREY LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM LC (SERVICE COMMERCIAL) and ML (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.77 acres at the southeast corner of Martin Luther King Boulevard and Carey Avenue (APNs 139-21-510-001 through 004), Ward 5 (Barlow). The Planning Commission (6-0 vote) and Staff recommend APPROVAL. NOTE: APPLICATION HAS BEEN AMENDED TO REQUEST SC (SERVICE COMMERCIAL) ON APNs 139-21-510-003 AND 004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Backup Referenced from the January 28, 2010 Planning Commission Meeting Item #20

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 93 and 94.

TERRY LALONDE, MLK Carey LLC, appeared on behalf of the applicant and described the four parcels. These parcels are under a split zoning, and furthermore, zoning and master plan designations are neither the same nor compatible. Once the zoning is corrected, the parcels will have homogeneous commercial zoning.

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TODD PARLOW agreed with some of the Planning commissioners who believed it was too risky in approving this application without having seen site plans.

MARGO WHEELER, Director of Planning and Development, explained that in this case, the applicant amended the application to reflect Service Commercial 10-1. Staff supported this request, as this is an opportunity to correct an existing error and combine the parcels into one designation with compatible zoning. The applicant can then move forward with a future project, but that project would have to come before the Planning Commission, as part of a site development plan review, and fully reviewed by staff.

COUNCILMAN PARLOW had an opportunity to meet with the applicant and was comfortable supporting the request and reviewing a site plan at a later date, as this entire neighborhood has had inconsistent zoning for years. He appreciated the applicant's efforts in correcting the zoning, given the Martin Luther King Boulevard expansion.

MAYOR GOODMAN declared this Public Hearing closed for Items 93 and 94.