



City of Las Vegas

Agenda Item No.: 40.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 14, 2009**

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

☐ Consent ☒ Discussion

SUBJECT:
TEXT-3404 - TEXT AMENDMENT PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to implement recommendations of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan related to Site Development Plan Review submittal requirements for all Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

**RECOMMENDATION:
APPROVAL**

**BACKUP DOCUMENTATION:
Conditions and Staff Report**

Motion made by RICHARD TRUESDELL to Table

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

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote -None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development, stated the Master Plan Element of Transportation of Streets and Highways was adopted by the City Council in April. One of the primary amendments was to require traffic studies be submitted with applications for site development plan reviews. She read the proposed Text Amendment and explained that this requirement would be enforced at the time of a site development plan review application. These particular applications would not come forward to the Planning Commission, should the traffic study not be a part of the submittal. Both Planning and Development and Public Works Departments recommend approval of the Text Amendment.

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After MS. WHEELER explained the vehicle thresholds, COMMISSIONER TRUESDELL praised staff on a great job on the 20/20 Master Plan thresholds. However, requiring a traffic study from applicants prior to staffs comments could create another potential burden for development, and he was unsure it made economic sense and may discourage development.

COMMISSIONER EVANS somewhat agreed with COMMISSIONER TRUESDELL but thought that the size and scope of the project would trigger the extent of these traffic studies and/or if required. He is most concerned with seeing multiple streets torn up simultaneously during developments.

COMMISSIONER BUCKLEY pointed out that it made sense that the requirement takes place upon a site development plan review, which occurs later in the application process. He suggested creating different categories rather than just the number of vehicle trips per day.

COMMISSIONER TRUESDELL felt that the requirement could add additional time to the development cycle and become a burden on staff's time. CHAIR TROWBRIDGE understood the amendment to be reasonable but there was room for more discussions on reaching a happy medium.

MS. WHEELER suggested tabling the item to allow staff time to review the Commissions comments and address other options.

CHAIR TROWBRIDGE agreed that discussions could also take place with professional organizations who have been involved in these types of projects. It would give the City and residents protection and would assist developers on not incurring any unnecessary expenses on developments.

CHAIR TROWBRIDGE declared the Public Hearing closed.

