



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
GPA-3684 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: VOWNER MILK CANE LLC - Request to Amend a portion of the Southeast
Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-
LOW ATTACHED SINGLE RESIDENTIAL) TO: CC (GENERAL COMMERCIAL) on 1.77
acres at the southeast corner of Martin L King Boulevard and Carey Avenue (APNs 139-21-510-
001 through 004), Ward 2 (as shown)

C.C.: 03/03/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda Protest Postcard for Items 20 and 21

Motion made by BYRON GOYNES to Approve subject to conditions and adding the following condition as read for the record:

A. This request has been amended to approve an SC (Service Commercial) General Plan designation for APNs 139-21-510-003 and 004 only.

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 20 and 21.

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DOUG RANKIN, Planning and Development, indicated staffs recommendation was for denial on both items, as the proposal is not compatible with the surrounding land uses.

TERRY LALONDE appeared on behalf of the applicant and discussed staffs report. He pointed out that the subject property consists of four damaged parcels that have split zoning and is not desirable for development. This property is located on a key corner that is blighted, and the goal is to clean it up and have homogeneous zoning. The applicant feels that having C-2 zoning on all four parcels would be the least disruptive to the area and provide coherent zoning.

BART ANDERSON, Public Works, responded to TODD FARROW and informed him that additional right-of-way is not needed for the widening project on Martin Luther King Boulevard, as this project should conclude by the end of this year.

COMMISSIONERS EVANS and GOYNES were hesitant in supporting the request without seeing a site plan or an idea of what the applicants intentions were. There have been many flipped properties without development and he realized that granting this request would allow for the most intense zoning, which could equate to some uses not necessarily appropriate for this area. MR. LALONDE respectfully rebutted in that he does not envision an auto repair shop, and amending the zoning to C-1 would prevent such uses. The applicant is seeking the appropriate zoning with the intentions to ultimately market the area and communicate with the neighborhood to see what type of development is desired. Regardless, the applicant would still have to appear before the commission for approval prior to any development taking place.

CHAIR TRUESDELL acknowledged COMMISSIONER EVANS concerns but felt rezoning to C-1 was the lesser of the two evils and would limit the uses. Should the zoning remain as is, more problems will be created and there will not be cohesive development. COMMISSIONERS ELLSWORTH and TROWBRIDGE concurred with the chairs assessment.

MARGO WHEELER, Director of Planning and Development explained that the original application was for General Commercial and C-2 zoning. MR. LALONDE has now indicated an amendment to the application, specifically C-1 zoning, in which staff supports and feels is appropriate. She read an added condition relating to Service Commercial (SC) zoning on Parcels 003 and 004 and a Limited Commercial (C-1) zoning district.

CHAIR TRUESDELL declared the Public Hearing closed for Items 20 and 21.