



City of Las Vegas

Agenda Item No.: 30.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: CON-3763 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JALALA, LLC - Request for Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on E. 2nd Street at 630 South 11th Street (APN 139-34-811-009), Ward 3 (Reese). Staff recommends DENIAL.

C.C. 07/07/2010

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by STEVEN EVANS to Approve with the following added condition as read for the record:

A. This approval is for C-1 (Limited Commercial).

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the proposed rezoning would allow uses that are not compatible with the surrounding land uses and zoning districts to the north.

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Staff recommended denial; however, the C-1 (Limited Commercial) district would be a more appropriate zoning district, as it would allow less intense commercial uses that will buffer the existing residential and office uses from the more intense C-2 (General Commercial) corridor along Charleston Boulevard. Both the C-1 and C-2 zoning districts conform to the existing C (Commercial) General Plan designation. If denied, the zoning will remain R-3 (Medium Density Residential) and will remain not conforming to the current General Plan.

FARID JALALA stated that when he purchased the property he was not aware it was zoned commercial, but rather it was previously a retail store. His security company has a corporate office in Los Angeles, with offices in Virginia, Maryland and Washington, DC. He would like to open an office in Las Vegas that will generate 100 to 300 jobs. He would prefer the C-2 zoning so that he can provide surveillance cameras and equipment for sale to the public.

TODD FARLOW, Las Vegas resident, asked if landscaping would be provided.

COMMISSIONER EVANS stated that it appears the applicant could conduct his business with a lesser intense zoning. C-2 is the most intense commercial zoning and regardless of what the applicant does with the building, if the business should fail, the zoning will remain.

ASSISTANT CITY ATTORNEY BRYAN SCOTT clarified for COMMISSIONER EVANS the uses that would be allowable under C-1 are child care centers, hotel/motel, hospice, hospital, mortuary or funeral chapel, news office, special care nursing home, clinic, billiard parlor or pool hall, massage establishments, trade show, auto parts and details, car wash, jewelry stores and general retails. MR. JALALA responded that the subject property is surrounded by C-2 zoning with different types of retail and restaurants. He would prefer the C-2 but would be amenable to C-1.

CHAIR TRUESDELL declared the Public Hearing closed.