



City of Las Vegas

Agenda Item No.: 33.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: ROC-4331 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: CRAIG MARKETPLACE. The staff is recommending possible action on a request for a Review of Condition to delete Condition #14 of an approved Site Development Plan Review (SDR-25484), WHICH REQUIRES CONSTRUCTION OF A RAISED MEDIAN ISLAND AT THE SHARED ACCESS DRIVE FROM THIS SITE FROM CRAIG ROAD at 7083 West Craig Road (APNs 138-03-701-003 and 138-03-715-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-25484
6. Justification Letter
7. Protest/Support Postcards
8. Submitted after Final Agenda Protest/Support Postcards

Motion made by GUS FLANGAS to Deny

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

GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, TRINITY HAVEN SCHLOTTMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

FRED SOLIS, Planning, stated the applicant proposes to remove Condition 14; however, staff would like to make an amendment to the condition, delaying construction of the median for one year until all certificates of occupancy have been obtained. This will give Public Works sufficient time to assess whether or not the median is needed.

JULIA IZZOLO, Lochsa Engineering, representing the applicant, concurred with the conditions.

CHAIR TROWBRIDGE verified with MS. IZZOLO that staff is asking for removal of the median islands because they are considered hazardous to traffic movement. The project is under construction and staff would like one year to study traffic generation. MS. IZZOLO indicated that a bond would be posted, should Public Works determine the islands need to be constructed at the completion of the project.

COMMISSIONER SCHLOTTMAN asked why the applicant would like to remove the islands. MS. IZZOLO explained the two concerns are that larger vehicles pulling out into a narrow drive isle might hit the median island and that unsafe U-turns might take place around the median island.

COMMISSIONER TROWBRIDGE regarded illegal U-turns as an unwarranted justification for not complying with measures put in place to regulate traffic. He did not feel the applicant had made a good argument to remove the islands. MS. IZZOLO agreed that a bond will be posted, and if the islands are needed, the applicant will pay for re-construction. CHAIR TROWBRIDGE insisted the median islands function, yet should be retained until the project is completed. COMMISSIONER FLANGAS added that the applicant is going about this in a backward fashion.

CHAIR TROWBRIDGE declared the Public Hearing closed.