



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

Consent Discussion

SUBJECT: MOD-488 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSHALL - Possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) - 7.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN: 125-20-301-009) - Ross. Staff recommends DENIAL.

C.C.: 06/19/2013

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 0
TRINITY HAVEN SCHLOTTMAN, BYRON GOYNES, RICHARD TRUESDELL,
RICHARD P. BONAR; (Against-VICKI QUINN, TODD L. MOODY); (Abstain-GUS
FLANGAS); (Did Not Vote-None); (Excused-None)

NOTE: CHAIR FLANGAS abstained because his law firm represents the applicant's representative.

Minutes:

VICE CHAIR MOODY declared the Public Hearing open.

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DOUG RANKIN, Planning, read the staff report. He stated that staff recommended denial because the proposed modification will allow for an increased commercial intensity within proximity to single family units to the west, where the current mixed use land use serves as a buffer between the uses.

GEORGE GARCIA, G. C. Garcia, Inc., representing the applicant, described the surrounding uses and stated the applicant is seeking the identical land use designation of GC-TC on the northwest corner, which is further west, and the residential is essentially one parcel removed. He alleged there is a substantial buffer between the subject site and any residential. With regard to why a plan has not been submitted, MR. GARCIA explained that there is still a lot of work pending, as well as meetings to be held with the neighbors and staff before a project can be submitted to the Planning Commission for approval. Currently, the applicant is seeking the modification for consistency with the surrounding uses.

TODD FARLOW, Las Vegas resident, stated the northwest corner should never have been allowed to be converted and complained that there have been too many changes in Town Center.

VICE CHAIR MOODY commented that he would refer the matter back to the Planning Commission before moving forward, even though it is not required for a major modification. He fears the increased commercial may not be compatible with the residential area.

COMMISSIONER TRUESDELL commented that some of the land use changes in Town Center came to exist based on market demands, but he did not regard this modification as a good fit for the area.

COMMISSIONER GOYNES agreed with the comments of COMMISSIONER TRUESDELL and MR. FARLOW, but felt that waiting for the area to develop as originally intended will only leave vacant lots for an extended amount of time. Therefore, he supported the request.

COMMISSIONER QUINN indicated she could not support it without seeing the plans.

COMMISSIONER BONAR stated that as much as the Town Center has been compromised, decisions have to be made on the uses that exist, although it would help shape the area as best possible with the ability to view the plans in the future before modifications are made.

VICE CHAIR MOODY declared the Public Hearing closed.