



City of Las Vegas

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

Consent Discussion

SUBJECT:
MOD-548 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER:
RYAN O'NEILL - For possible action on request for a Major Modification of the Town Center
Land Use Plan FROM: X-TC (SUBURBAN MIXED USE - TOWN CENTER) AND SC-TC
(SERVICE COMMERCIAL TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL -
TOWN CENTER) - 27 acres at 7610 Oso Blanca Road (APN 125-17-210-448), Ward 6 (Ross)
[PRJ 54764]. Staff recommends APPROVAL.

C.C.: 9/17/2014

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

Motion made by TODD L. MOODY to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,
TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-
RICHARD TRUESDELL, RICHARD P. BONAR)

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, indicated that the requested Major Modification would match the land use designation to the south and further serve as a major retail corridor for the residential properties to the west. Therefore, staff recommended approval, as the proposed change is a logical extension of the existing GC-TC (General Commercial - Town Center) Land

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Use designation to the south and is in line with the goals and objectives of the Town Center Development Manual.

BOB GENZER, Genzer Consulting, appeared on behalf of RYAN O'NEILL and explained that the changed land use title will match the property to the south. MR. O'NEILL purchased the property in June knowing that it was going to be difficult to develop, as the off ramp from the US 95 cuts the easterly portion of the property and is not developable. Under the SX-TC (Suburban Mixed Use-Town Center) the range of uses allowed does not fit this property. At one time there was an approved retail building on this property which was part of a larger proposal, which included the property to the south. At that time it was easier to think about what could be developed. The amendment would allow the range of uses to be expanded.

CHAIR FLANNAGAN declared the Public Hearing closed.

