



City of Las Vegas

Agenda Item No.: 31.

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-5529 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREEN LEAF MEDICAL, LLC - OWNER: SAHARA WEST EXECUTIVE PARK, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED 4,363 SQUARE-FOOT MEDICAL MARIJUANA BUSINESS SALES at 3400 West Sahara Avenue (APN 162-05-403-001), C-1 (Limited Commercial Zone), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: This item is anticipated to be heard at the 10/28/2014, 10/29/2014 or 11/10/2014 Special City Council meeting unless otherwise properly noticed.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

66

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted at Meeting Protest Letter by Katherine Martin and Protest/Support Postcards

Motion made by VICKI QUINN to Deny

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

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

Minutes:

VICE CHAIR MOODY declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, presented staff's report which recommended approval subject to standard conditions.

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KEVIN REISCH, Miller Architecture, appeared on behalf of the applicant, stating they are on the Spanish Oaks Homeowners Association meeting agenda scheduled for October 8, 2014. This is a great opportunity to work with the adjacent neighbors to address their security concerns. When selecting a location, the applicant took the approach of wanting to provide a destination dispensary and wellness center focused on health, living and education; all presented in a discreet and secure environment. They did not want to make patients go to an industrial area to get their prescribed medication.

RAY BURKE, KEMIN TSUNG, LAUREN TSUNG, SUSAN YOUNG, HELEN SIMMONDS, DR. LOUIS MITCHELL, DANNY TEMPLE and NORMA BOYETT, Las Vegas residents, appeared in opposition expressing concerns with security, increased crime rates, safety, traffic cutting through the parking lot, and the close proximity to the entrance to the Spanish Oaks community. MS. TSUNG stated she would have to pass the location every day on her way to ballet and soccer. MS. SIMMONDS and MR. TEMPLE pointed out a dispensary was just approved two blocks away; two were not needed.

MARK BRADLEY, applicant, pointed out the proposed location used to be a 24-hour bar/restaurant with people drinking and being rowdy. The building is in a redevelopment zone and has been empty for five years, so is a haven for homeless people. They intend to beautify the building, and he believes if people read their business plan, they will embrace what they are doing.

STEVEN RIEBER, Spanish Oaks resident and security consultant to the applicant, stated the complex where the proposed dispensary would be located has deteriorated, and a nightclub operation would bring more risk and exposure than a medical marijuana operation.

JENNIFER SOULIS, Las Vegas resident, appeared in support stating she has seen the building go through a couple changes, noting there was never an issue with the bar/restaurant at the entrance of Spanish Oaks, and this business is proposing to only stay open until 9 or 10 p.m. She believes with a new business at the location, it would benefit the community and alleviate some of the vagrancy and break-ins.

KURT DUCHAC, Las Vegas resident, appeared in support stating Spanish Oaks is generally an older population, pointing out that most medical marijuana patients are over 40 years old. He thought having a business at the location would eliminate vehicles cutting through the parking lot, and stated he would much rather have a legitimate, operating business than a dilapidated building which is a haven for vagrants.

COMMISSIONER BONAR stated he would not be supporting this item as the area uses one major frontage road which is already busy. VICE CHAIR MOODY stated he has some traffic concerns, but his primary concern is that the proposed location is too close to residential property, so he would not be supporting this.

VICE CHAIR MOODY declared the Public Hearing closed.