



City of Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 13, 2015**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING**

☐ Consent ☒ Discussion

SUBJECT:
ZON-57131 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: FORT APACHE HOMES, L.P.A. - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [U-C (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.0 acres adjacent to the south side of Rodeo Boulevard, 200 feet west of Grand Montecito Parkway (APN 125-20-803 - Ward 6 (Ross) [PRJ-56734]. Staff recommends APPROVAL.

C.C.: 2/18/2015

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - ZON-57131 and SDR-56848 [PRJ-56734]
3. Supporting Documentation - ZON-57131 and SDR-56848 [PRJ-56734]
4. Photo(s) - ZON-57131 and SDR-56848 [PRJ-56734]
5. Justification Letter - ZON-57131 and SDR-56848 [PRJ-56734]
6. Submitted after Final Agenda - Protest Postcard for ZON-57131 and SDR-56848 [PRJ-56734]

Motion made by TODD L. MOODY to Approve

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

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 33-34.

DOUG RANKIN, Planning Manager, stated that this project would provide additional parking to the office complex to the east for future tenant demand. The front 20 percent of the parcel shall be developed at a later phase. A waiver is required to allow a zero-foot wide perimeter landscape buffer where a minimum of 15 feet is required along the north perimeter. Staff

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recommended approval as a condition has been added to require the buffer when the remaining portion of the parcel is developed. A waiver is also required to allow a five-foot wide perimeter landscape buffer where a minimum of eight feet is required along the east perimeter. Staff recommended approval as the project is developed to support the office complex to the east.

ATTORNEY JENNIFER ROBERTS, Duane Morris, appeared on behalf of the applicant and stated that they held a neighborhood meeting with one person in attendance who expressed support because the proposed parking lot will alleviate the need for a parking garage previously approved on a nearby parcel. ATTORNEY ROBERTS agreed to all conditions.

COMMISSIONER BONAR referred to the perimeter landscaping and was disappointed that staff gave in to the measurements of the landscaping on the three sides. MR. RANKIN explained that upon reviewing the project staff worked with the applicant to provide a landscaping plan that would work best with their request. Staff felt that the internal landscaping buffer between two parking lots next to a landscape buffer was sufficient in order to buffer a parking lot from another parking lot and the other portion abuts the 215 Beltway. Staff felt it was necessary to move the project forward and a waiver for the landscaping would be required for a future development.

COMMISSIONER MURPHY was satisfied with staff's explanation about the landscaping requirements.

CHAIR FLANIGAN declared the Public Hearing closed for items 33-34.

