



*City of Las Vegas*

Agenda Item No.: **63.**

**AGENDA SUMMARY PAGE**  
**PLANNING COMMISSION MEETING OF: DECEMBER 13, 2016**

**DEPARTMENT: PLANNING**  
**DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

**SUBJECT:** DIR-67582 DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the Rainbow Boulevard North Corridor Plan, Wards 4 (Anthony) and 6 (Ross). Staff recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Staff Report
2. DRAFT Rainbow Boulevard North Corridor Plan
3. Submitted at Meeting PowerPoint Presentation by Staff

Motion made by VICKI QUINN to Approve

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

CEDRIC CREAM, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:

CHAIR MOODY declared the Public Hearing open.

MICHAEL HOWE, Planning, used PowerPoint slides to report on this matter, covering the plan timeline, traffic flow and trends, recent land use entitlements, neighborhood survey results, corridor commercial trends, nearby commercial trends (with the biggest concerns being service commercial development and lack of walkability), suggested residential types (which is to focus on walkability and connectivity and provide duplexes, townhomes with refined suggested uses for developers in order to give them a clear idea of the plan) and complete street ideas (including infill development that will support the neighborhood and services desired). A detailed copy of the PowerPoint presentation was submitted as backup.

GEORGE GARCIA appeared representing approximately 125 residents in support of this approach. He commended staff for surveying the neighborhoods and holding meetings with developers. He went over the uses that do not work for most of the area anymore, such as rural,

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and should be updated because of the impact of the Rainbow Boulevard arterial, making it more appropriate for higher intensity uses. Many of the property owners who paid for improvements are wondering how this will impact the Special Improvement District (SID) they paid for. While the traffic on Rainbow Boulevard has not yet increased, it will begin to increase with oncoming commercial development. Making the area more walkable is a good idea, but more under the concept of Americana/Main Street design, and he agreed with staff that smaller scale commercial and smaller restaurants fronting the street would be nice and make the area more walkable.

STEPHEN FARR, area resident, described the properties surrounding his property and said that C-1 (Limited Commercial) is coming into the area. He was confused about the plans for Ann Road because what was depicted on the slides was a block wall on the south side of Rainbow Boulevard, from Ann Road to Hammer Lane, which does not invite walkability. He was concerned about the money he paid as part of an SID to widen Rainbow Boulevard and wondered if he would be reimbursed since it appears the street would be narrowed. He supported C-1 in the neighborhood and he would like to take advantage of converting his property to C-1, like others in the area have done; otherwise, he will lose value on his property.

DEBRA REOCH, area resident, said a nearby property has already been rezoned for a restaurant with a drive-thru and it is getting really noisy. She stressed that the area is no longer rural and it is getting noisy and with more traffic she supported commercial along north of Rainbow Boulevard.

SCOTTS RODES, owner of Kinder Prep Academy, MICHELLE FIGRE and JENNIFER EPLEY, supported commercial development, adding that the area is no longer rural and has a lot of traffic. They need businesses and more services within walking distance.

JIM EPLEY supported the plan. He commented that the Rural Preservation Overlay was developed in 2010, and it did not protect or limit the density as called for on Rainbow Boulevard, north of Ann Road. Only a few homes left on the east side are literally located up against the wall, and it is hard to keep tenants because they are on a 100-foot roadway with intense traffic that will continue to increase. He was uncertain what would become of the homes, should Rainbow Boulevard not be developed north of Ann Road. Most of the residents support walkability and service commercial on the north side of Rainbow Boulevard, but he did not support some of the homes being converted to office professional use, given that homes with the same use in Ward 1 have not done well and have become unsightly homes. He would like to see a more final plan and development to occur north of Ann Road.

COMMISSIONER TROWBRIDGE was curious about how many people were surveyed. MR. HOWE clarified that the survey results were filtered down to responses from the 89130 Zip Code to obtain comments strictly from residents in the Rainbow Corridor. MR. HOWE verified for the Commissioner that only 15 people responded. The challenge was that the survey was disseminated through mailers, and staff did not receive a high response rate. COMMISSIONER TROWBRIDGE observed that the people who did respond were in high favor of a wide street with a landscaped median, reduced to one lane in the 45 miles per hour zone and with bicycle

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lanes; he wondered if these were unrealistic expectations that were being created. He stressed that homeowners along Jones Boulevard, between I-95 and Charleston Boulevard, had to individually apply for a zoning change to (O) Office, and a lot of people appeared in opposition even though they were aware the area was turning to commercial zoning. He was surprised to see that many of the residents in the Rainbow Corridor expressed support for commercial development. He did not believe many of the proposed components, such as a bicycle lane, will happen because there is no connectivity. He felt more feedback from the residents was necessary before he could support it. Nevertheless, he congratulated MR. HOWE on producing and presenting an excellent document.

CHAIR MOODY said that it was hard to vote on future plans; however, in this case, the plan included short-term and long-term recommendations. He mentioned that the character of Rainbow Boulevard changes north of Rancho Drive and it has both a rural feel and a need for the right type of commercial development, and it seems the residents recognize that. He applauded City staff for having the vision to make plans for the future, and he believed what was presented will make North Rainbow Boulevard unique. Therefore, he expressed his support.

COMMISSIONER GREAR was supportive of creating green space as a buffer to tie into a walkable community despite Rainbow Boulevard being a major thoroughfare. He strongly felt this could be accomplished with some thought and input from the residents in the area.

COMMISSIONER QUINN thanked MR. HOWE for a very nice presentation and commended the residents that were present and attended neighborhood meetings. She wondered if this matter could be held in abeyance in order to allow staff to include some of the suggestions made, like green space and roadway improvements. MR. HOWE said that certain recommended components, such as street improvements, could not be done without paying for them and they are very expensive. But it is important to include them in the plan for investigation and follow-up and to pursue grants and other prioritizations. There are some conflicts, such as lighting, but a consensus would have to be reached.

Regarding an abeyance of this matter, CHAIR MOODY suggested City staff meet with residents to discuss this further before the City Council meeting. TOM PERRIGO, Planning Director, remarked that the Plan would be presented at a future City Council meeting but did not provide a date.

CHAIR MOODY declared the Public Hearing closed.