



City of Las Vegas

Agenda Item No.: 61.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 10, 2017**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: EXT-6815 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on Ordinance to update the Downtown Centennial Plan to replace the current permitted use table for Plan 18b The Las Vegas Arts District with a reference to the permitted uses in LV MC 19 and provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report

Motion made by SAM CHERRY to Approve

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

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

PETER LOWENSTEIN, Planning Section Manager, reported that staff was directed to draft an ordinance that eliminates the listed permissible land uses found within the Las Vegas Downtown Centennial Plan 18b The Las Vegas Arts District and to have permissible use tables denoted within the Unified Development Code. Staff did not have a recommendation.

DEREK STONEBARGER, President of the Las Vegas Arts District Neighborhood Association, commended the Planning Commission for the work they have done trying to get the use restrictions lifted. He looks forward to having many of these uses and becoming more like the neighborhoods in the Centennial Plan. The one way couplet is going to be a beautiful investment on Main Street. There will be park benches and palm trees, and it will become the heart of Las

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Vegas. The worst that could happen would be for several types of businesses to sneak up in the area, such as cash cashing stores, bail bonds, pawn shops, sexual oriented businesses and vehicle sales and repair. He asked that the Planning Commission consider excluding those five types of businesses. MR. STONEBARGER verified for COMMISSIONER QUINN that he does not support or oppose medical marijuana establishments.

BECKY MILLER owns and manages several businesses along Main Street and supports the permitted uses list to keep out undesirable businesses in the area. She spoke with MR. STONEBARGER about restricting the list, but not to get rid of it completely. She would rather add medical marijuana onto the list because she believes it is not appropriate in this particular district.

JENNIFER HUNTER stated she relocated from New York to the Arts District and that more tourists are coming from the Strip to visit downtown to see the thriving, artist-driven artisanal craft hub of Las Vegas. All small business owners strive to open businesses that provide services and create a sense of community downtown. Allowing check-cashing and bail bond businesses to be reintroduced into this district would attract bad elements that would return the neighborhood to its dangerous dark past.

VERONIKA LIFTEAR also agreed that marijuana establishments should be added to the list because medical or recreational marijuana would deter marijuana from coming downtown and get involved in the arts.

CHAIR SCHLOTTMAN mentioned the risk of marijuana and sexual oriented businesses, but some of those mentioned would require a special use permit and are not allowed by right. He worked with the previous leader of the Arts District on the list of uses and only four people showed up and 100 uses were reviewed. The purpose was to incorporate that into the new downtown master plan. He asked staff if the Planning Commission would have the opportunity to restrict those particular uses when the next draft portion of the downtown master plan comes before the Planning Commission. MR. LOWENSTEIN replied in the affirmative and indicated that the ordinance being drafted could be part of that plan. TOM PERRIGO, Planning Director, added that the implementation of the 2045 Downtown Master Plan will focus on the design form of the development to make sure a certain character is achieved, consistent with the vision of that plan. The focus will be less on the use, but, nonetheless, the use will be a big part of it, and those discussions will lead to a solution that will work well when combining the use with the form.

CHAIR SCHLOTTMAN verified that the Planning Commission will still have the ability to restrict certain uses. He clarified that one reason for the text amendment was to allow certain uses, such as growing herbs in the Arts District. This penalizes all businesses that want to go into the Arts District if they do not fit into the permissible uses and those businesses have to go through a lengthy process to get entitlements, which slows down business development. He suggested looking at each use on a case-by-case basis.

COMMISSIONER CHERRY lives and owns a business in the 18b Arts District and felt that this should have been corrected in the past. If this is approved, he would support bringing it up to par

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with Title 19. There should be an effort going forward by the 18b Arts District group and COUNCILMAN COFFIN to look at solidifying some of those things and come back with a special use permit in the meantime. He does not want to see more bail bonds or check cashing businesses in that area and hopes the efforts happen quickly.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

