



City of Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: GPA-73572 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: VTR SOUTHWEST DESERT EQUITIES - For possible action on a
request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC
(SERVICE CENTER) on 270 acres at the southeast corner of Clark County 215 and
Hualapai Way (APN: 19-401-002), Ward 6 (File # [PRJ-73487]). Staff recommends
APPROVAL.

C.C.: 11/2/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

52

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-73572, ZON-73573, SUP-73574 and SDR-73576 [PRJ-73487]
3. Supporting Documentation - GPA-73572, ZON-73573, SUP-73574 and SDR-73576 [PRJ-73487]
4. Photo(s) - GPA-73572, ZON-73573, SUP-73574 and SDR-73576 [PRJ-73487]
5. Justification Letter - GPA-73572, ZON-73573, SUP-73574 and SDR-73576 [PRJ-73487]
6. Submitted after Final Agenda - Protest/Support Postcards for GPA-73572 and ZON-73573 [PRJ-73487] and Protest Documentation Not Vetted - Comment Form (2) for GPA-73572, ZON-73573, SUP-73574 and SDR-73576 [PRJ-73487]

Motion made by LOUIS DE SALVIO to Approve

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

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM
CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 33-36.

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018

STEVE GEBEKE, Planning Supervisor, reported this proposal involves a commercial development at the southeast corner of Clark County 215 and Hualapai Way consisting of 3,000 square feet of in-line retail/office uses, 3,000 square feet of restaurant space and a 3,043 square-foot convenience store with fuel pumps and canopy. Given its location along a freeway right-of-way and on-ramp, where the capacity for higher vehicle traffic has been increased, the site is no longer appropriate for residential uses. The site is in an appropriate location for commercial uses and the proposed development overall is compatible with the adjacent land uses and districts. The proposed Beer/Wine/Cooler On-Sale use does not meet the minimum 400-foot separation distance from a school. While staff supports commercial development at this location, this particular use is incompatible with the school, which is located on the same side of the Clark County 215 freeway. Additional letters of protest and support were received since publication. Staff recommended approval of the General Plan Amendment, Rezoning and Site Development Plan Review and denial of the Special Use Permit (SUP).

ATTORNEY JIM BROWN, 520 South 4th Street, and JOHN CARROLL, 1980 Festival Plaza Drive, were present. MR. BROWN read the request for Item 33 (SUP-73574), which was the only item recommended for denial, and pointed out that they were only 15 feet short on the required distance separation, and there is at least a 90-foot right-of-way separation from the school.

MR. CARROLL described the site, which will have a convenience store with 12 gasoline pumps, a 6,000 square foot building with 3,000 square feet of restaurant (some with drive-thru) space and 3,000 square feet of retail space. They do not need any parking waivers and adequate landscaping will be installed around the property as well as a wall along the eastern boundary near the property zoned residential. The building will have a modern design with desert tones to match aesthetics of development in the vicinity.

MR. BROWN commented that no one appeared in opposition at the neighborhood meeting. He requested approval.

COMMISSIONER DE SALVIO felt the project fits well in the area. The project received a lot of support, which is why he did not believe the requested SUP would be a problem.

See Items 34-36 for related backup.

CHAIR CHERRY declared the Public Hearing open for Items 33-36.