

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Michele Fiore (Ward 6)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Stavros S. Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)



Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Minutes

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

January 28, 2020
6:00 PM

BUSINESS ITEMS:

1. Call to Order

Minutes:

CHAIR DE SALVIO called the meeting to order at 6:00 p.m.

2. Announcement: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Roll Call

Minutes:

PRESENT: CHAIR DE SALVIO and COMMISSIONERS SCHLOTTMAN, CHERRY, TOUSSAINT, CHATTAH and ROGAN

EXCUSED: COMMISSIONER WILLIAMS

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Director of Planning; ERIC McCAMMOND, Senior Management Analyst; COUREY STEWART, Planner II; LUCIEN PAET, Engineering Project Manager; BRYAN SCOTT, Assistant City Attorney; DEBRA A. OUTLAND, Deputy City Clerk; and CHEYENNE LARANCE, Deputy City Clerk

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

5. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

Minutes:

ERIC McCAMMOND, Sr. Management Analyst, stated that the applicants wished to abey Items 13, 14, and 20-24 to the March 10, 2020 Planning Commission meeting; this was the first abeyance request for these items. The applicant for Items 15 and 16 wished to abey these items to the April 14, 2020 Planning Commission meeting; this was the first abeyance request for these items.

PUBLIC HEARING ITEMS

6. GPA-77926 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARK/RECREATION/OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 6-10.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed General Plan Amendment and Major Modification will bring the subject parcel into conformance with the Lone Mountain Master Plan and be compatible with existing residential uses in the immediate vicinity. Staff therefore recommended approval of the General Plan Amendment and Major Modification. However, the applicant provided no evidence of a unique or extraordinary circumstance to support the requested Variance and staff recommended denial of the Variance, Site Development Plan Review, and Tentative Map. He noted that additional letters of protest were received since publication.

ROBERT CUNNINGHAM, Taney Engineering, explained that the proposed site is a 37-lot residential subdivision. They held a neighborhood meeting, and about four people showed up and the project was well received. The stub street variance is needed to bring a sewer line rather than having any manholes in the sewer easement, allowing them to keep the water on the street.

COMMISSIONER TOUSSAINT was at the neighborhood meeting, and she noticed those in attendance were very supportive. She believed what is proposed is the best situation based on how the land is oriented.

See Items 7-10 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 6-10.

Motion made by Donna Toussaint to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

7. MOD-77927 - MAJOR MODIFICATION RELATED TO GPA-77926 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Major Modification of the Lone Mountain Land Use Plan FROM: PQ-PF (PUBLIC/QUASI-PUBLIC FACILITIES) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends APPROVAL.

Minutes:

See Item 6 for discussion and Items 6-10 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

8. VAR-77931 - VARIANCE RELATED TO GPA-77926 AND MOD-77927 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.

Minutes:

See Item 6 for discussion and Items 6-10 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

9. SDR-77928 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77926, MOD-77927 AND VAR-77931 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 37-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.

Minutes:

See Item 6 for discussion and Items 6-10 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

10. TMP-77930 - TENTATIVE MAP RELATED TO GPA-77926, MOD-77927, VAR-77931 AND SDR-77928 - HUALAPAI & ISAAC - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Tentative Map FOR A 37-LOT RESIDENTIAL SUBDIVISION on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.

Minutes:

See Item 6 for discussion and Items 6-10 for related backup.

Motion made by Donna Toussaint to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

11. GPA-77933 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: SC (SERVICE COMMERCIAL) on 5.16 acres on the east side of Shaumber Road approximately 650 feet south of Tropical Parkway (APN 126-25-301-003), Ward 6 (Fiore) [PRJ-77853]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 11 and 12.

ERIC McCAMMOND, Sr. Management Analyst, reported that given its adjacency to a freeway right-of-way where traffic volumes are large, the site is no longer appropriate for low density residential uses. As a commercial site, this property would serve as a transitional buffer between the highway and higher density residential uses to the west, providing walkable commercial service once the surrounding area has been fully developed. Staff therefore recommended approval of the General Plan Amendment and Rezoning applications. He noted that additional letters of protest were received since publication.

LEVI PARKER agreed with staff's recommendation for approval. He wanted to point out that the plan amendments are compatible with existing land uses, and growth and development factors in this community indicate the appropriateness for the rezoning. The site is located in the northwest near the 215 Beltway, and he displayed a site map that also showed other developments currently underway in the area. MR. PARKER attended a neighborhood meeting for a residential development in the area, and there are no commercial plans. He reiterated that the demand for commercial services is high. He believed the location for the site is consistent with commercial zoning, and there will be a low impact to surrounding neighbors. He presented two letters of recommendation from Richmond American Homes and KB Homes, who are both currently developing in the area.

JO SCOTT asked the Commission to deny the rezoning request. She felt it was premature to ask for rezoning, given that the applicant has not decided what they want to develop. She bought her home because she wanted to live in a rural community, and felt that a commercial parcel will disrupt the peace and beauty. She had many questions, but the applicant will not tell them what they intend to build.

RACHEL and MATTHEW LEWIS echoed MS. SCOTT'S comments. Their backyard view will be of this commercial land, and they want to preserve the area and their views.

RICHARD SCHREDER said his home is in between the SCOTT'S and LEWIS'S, and he agreed with previous comments.

MR. PARKER explained that the separation is the 215, and the driving distance between their homes and this site is over a mile and a half. There is also a large dirt berm that will block visibility. He did not believe that these residents will be affected by any traffic or noise, and they will do what they can to dim any lights.

CHAIR DE SALVIO stated that there was a place holder put on this in 2005. This area needs commercial development, as over three million people are expected to move to Las Vegas in the upcoming years. He expressed that he has the same concerns as the residents, but whatever plans the developer has needs to come to this body for final approval. He assured the neighbors that their concerns will be taken into consideration.

See Item 12 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 11 and 12.

Motion made by Louis De Salvio to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

12. ZON-77934 - REZONING RELATED TO GPA-77933 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATONAL, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 5.16 acres on the east side of Shaumber Road approximately 650 feet south of Tropical Parkway (APN 126-25-301-003), Ward 6 (Fiore) [PRJ-77853]. Staff recommends APPROVAL.

Minutes:

See Item 11 for related discussion and backup.

Motion made by Louis De Salvio to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

13. GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.

Minutes:

See Item 5 for related discussion and Item 14 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

14. ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.

Minutes:

See Item 5 for related discussion and Item 13 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

15. GPA-77994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.

Minutes:

See Item 5 for related discussion and Item 16 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

16. ZON-77995 - REZONING RELATED TO GPA-77994 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.

Minutes:

See Item 5 for related discussion and Item 15 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

17. GPA-78019 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 17-19.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed General Plan Amendment, Rezoning, and Major Modification would bring the subject parcel into conformance with the Lone Mountain West Master Plan and be compatible with existing residential uses to the north, east, and south. Staff therefore recommended approval of the General Plan Amendment, Rezoning, and Major Modification. He noted that additional letters of protest and support were received since publication.

LIZ OLSEN explained that they are continuing to work on their grading in order to reduce the size of the site. She emailed the neighbors, and will continue to work with them up until the Planning Commission meeting in March. She appreciated staff's recommendations for the applications, and sought the Commission's approval.

COMMISSIONER TOUSSAINT stated that she held a meeting to discuss any issues, and felt they need to move forward.

See Items 18-23 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 17-19.

Motion made by Donna Toussaint to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

18. ZON-78020 - REZONING RELATED TO GPA-78019 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.

Minutes:

See Item 17 for discussion and Items 17-23 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

19. MOD-78021 - MAJOR MODIFICATION RELATED TO GPA-78019 AND ZON-78020 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Lone Mountain West Land Use Plan FROM: OS-R (OPEN SPACE AND RECREATION) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.

Minutes:

See Item 17 for discussion and Items 17-23 for related backup.

Motion made by Donna Toussaint to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

20. VAR-78022 - VARIANCE RELATED TO GPA-78019, ZON-78020 AND MOD-78021 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW DEAD-END STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED FOR PUBLIC STREETS on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan

Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.

Minutes:

See Item 5 for discussion and Items 17-19 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

21. VAR-78023 - VARIANCE RELATED TO GPA-78019, MOD-78021, ZON-78020 AND VAR-78022 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.

Minutes:

See Item 5 for discussion and Items 17-19 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

22. SDR-78024 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78019, ZON-78020, MOD-78021, VAR-78022 AND VAR-78023 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.

Minutes:

See Item 5 for discussion and Items 17-19 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

23. TMP-78025 - TENTATIVE MAP RELATED TO GPA-78019, ZON-78020, MOD-78021, VAR-78022, VAR-78023 AND SDR-78024 - CLIFF SHADOWS AND HICKAM - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A 79-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Fiore) [PRJ-77885]. Staff recommends DENIAL.

Minutes:

See Item 5 for discussion and Items 17-19 for related backup.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

24. GPA-78033 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 257.00 acres on the west side of Puli Road between Farm Road and Tropical Parkway (portions of APNs 126-26-000-001, 126-23-000-003 and 126-14-000-003), Ward 6 (Fiore) [PRJ-77997]. Staff recommends DENIAL.

See Item 5 for related discussion.

Motion made by Trinity Haven Schlottman to Hold in Abeyance Items 13, 14 and 20-24 to 3/10/2020, and Items 15 and 16 to 4/14/2020

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

25. MOD-77358 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Major Modification of the Grand Canyon Village Master Development Plan TO REMOVE 7.49 ACRES FROM THE LAND USE PLAN at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 25-29.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed Major Modification necessitates creation of narrow, irregular parcels that could only be used for the proposed residential uses, which staff could not support. The requested General Plan Amendment and Rezoning would also allow residential densities much higher than and incompatible with surrounding zoning districts. Finally, the applicant had provided no evidence of a unique or extraordinary circumstance to support the requested Variance. Due to these factors, staff recommended denial of all applications. He noted that additional letters of protest and support were received since publication.

ATTORNEY JENNIFER LAZOVICH displayed an aerial view of the site, and explained that it is north of Skye Canyon Parkway and immediately adjacent to the U.S. 95 Highway. To the south is existing commercial, and to the north is a portion of the Skye Canyon community. The proposed multi-family project would be located in the northern portion of the site, with the southern portion continuing to be zoned for future use commercial. Speaking to the odd shape of the parcel, MS. LAZOVICH explained that it is to maintain the integrity of the Grand Canyon Village Land Use Plan. It was an area that never had a development agreement, but had design standards. She then displayed another aerial map that was color coded to differentiate the land use types. The design allows them to maintain the density cap required in areas where a Master Plan exists. The unique shape is what necessitated the waiver and variance requests, but they do have sufficient setbacks for landscaping and parking. She further explained that this is going to be a loft-looking multi-family project with three story units, with the third floor units receiving that loft component. The units are in conformity with the Skye Canyon color palette for consistency.

CHAIR DE SALVIO said they have been working on this project for over a year, and appreciated the work MS. LAZOVICH had put in. These are well needed and serve as a great buffer to the freeway. He recalled the neighborhood meeting that was held in September and the concerns that were mentioned. He felt that this is a good fit, but he wanted the 24-inch box trees changed to 36-inch box trees, and MS. LAZOVICH could work on the placement with COUNCILWOMAN FIORE. MS. LAZOVICH confirmed that they will continue working on this as it moves forward to City Council.

MR. McCAMMOND confirmed that the condition will now include 36-inch box trees instead of 24-inch box trees.

See Items 26-29 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 25-29.

Motion made by Louis De Salvio to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

26. GPA-77359 - GENERAL PLAN AMENDMENT RELATED TO MOD-77358 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

Minutes:

See Item 25 for discussion and Items 25-29 for related backup.

Motion made by Louis De Salvio to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

27. ZON-77360 - REZONING RELATED TO MOD-77358 AND GPA-77359 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

Minutes:

See Item 25 for discussion and Items 25-29 for related backup.

Motion made by Louis De Salvio to Approve

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

28. VAR-77361 - VARIANCE RELATED TO MOD-77358, GPA-77359 AND ZON-77360 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, ZERO-FOOT SIDE YARD AND CORNER SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

Minutes:

See Item 25 for discussion and Items 25-29 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan;
Excused-Anthony Williams;

29. SDR-77362 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-77358, GPA-77359, ZON-77360 AND VAR-77361 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 282-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 18.06 acres on the east side of Grand Canyon Drive,

approximately 400 feet north of W Skye Canyon Park Drive (Parcels 1 and 2 of File 125 Page 32 of Parcel Maps), PD (Planned Development) Zone [PROPOSED: PD (Planned Development) and R-4 (High Density Residential)], Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

Minutes:

See Item 25 for discussion and Items 25-29 for related backup.

Motion made by Louis De Salvio to Approve Subject to condition(s) and amending Condition 10 as read for the record: A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be revised and include the following changes from the conceptual landscape plan: Streetscape along Grand Canyon Drive and Drake Drive shall be provided to meet the street section types found within the Skye Canyon Development Standards. Parking lot trees shall be of minimum 36-inch box size and located within planter areas containing a minimum width of five feet. Additional 36-inch box deciduous, evergreen or palm trees shall be provided to meet Title 19.06 requirements within the perimeter buffers along the overall north, east and west property lines.

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

30. VAR-77990 - VARIANCE - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Variance TO ALLOW 49 PARKING SPACES WHERE 100 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE TWO ARE REQUIRED on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 30-32.

COUREY STEWART, Planner II, reported that the proposed General Retail Store with a Package Liquor Off-Sale use fails to meet minimum Title 19 and Town Center development requirements regarding landscaping, parking, distance separation and building façade requirements. Due to the associated Waivers and Variance, staff found the proposed development will have a negative impact on the existing surrounding commercial developments. Therefore, staff recommended denial of all requested entitlements. He noted additional letters of protest and support had been received since publication.

ATTORNEY CHRIS KAEMPFER explained that this location was previously approved years ago for the same use. Circumstances such as the economy and a nearby school being built got in the way of development, but they are ready to move forward. They held a neighborhood meeting, and only one person showed up who was in support.

CHAIR DE SALVIO reiterated MR. KAEMPFER'S comments, but he was given assurance that this is ready to start being developed.

See Items 31 and 32 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 30-32.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

31. SUP-77991 - SPECIAL USE PERMIT RELATED TO VAR-77990 - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,500 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR

ESTABLISHMENT (TAVERN) WHERE 1,000 FEET IS REQUIRED on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.

Minutes:

See Item 30 for discussion and Items 30-32 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

32. SDR-77992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77990 AND SUP-77991 - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 17,500 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF TOWN CENTER INTERIOR PARKING LOT, PERIMETER LANDSCAPING AND ARCHITECTURAL FEATURE DEVELOPMENT STANDARDS on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.

Minutes:

See Item 30 for discussion and Items 30-32 for related backup.

Motion made by Louis De Salvio to Approve Subject to Condition(s)

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

33. VAR-78009 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS ALLOWED on 0.28 acres at 1013 South 6th Street (APN 162-03-501-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77979]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

COUREY STEWART, Planner II, reported that the subject six-foot tall front yard wall was built without a building permit and fails to meet minimum Title 19 requirements. Staff found the hardship to be self-imposed and therefore recommended denial of the request. He noted additional letters of protest had been received since publication.

EDWARD COUTURE, Sierra Masonry, explained that due to staffing issues, a block wall permit was pulled instead of a wrought iron permit. They chose wrought iron in order to be aesthetically pleasing to match the fence by nearby properties. They have paid all of their fees and would like to keep the current fence.

TOD MARRS, Tumbleweed Development, pointed out that there are other fences in the same neighborhood that are similarly built, giving a smooth transition on the corner.

COMMISSIONER SCHLOTTMAN had seen the fencing and agreed that it looks compatible with the property next door. He asked if they needed to get any more permits, and ROBERT SUMMERFIELD, Director of Planning, explained that this variance must be approved prior to the final permit being issued. MR. COUTURE reiterated that they are waiting for the variance to get approved then the final inspection will take place. COMMISSIONER SCHLOTTMAN said that he is glad this is wrought iron and not a block wall.

LUCIEN PAET, Engineering Project Manager, wanted to make the applicant aware of Condition 5, which requires them to install a sidewalk. MR. MARRS confirmed that they are aware of the condition.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

NOTE: COMMISSIONER CHERRY disclosed that he lives within the notification area, but as this does not affect him in any greater or lesser, he would be voting.

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

34. SUP-77944 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORK & THORN - OWNER: GARY CREAGH SR. AND GARY CREAGH JR. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,955 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 70 West Imperial Avenue (APN 162-03-110-128), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77864]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

COUREY STEWART, Planner II, reported that the proposed Tavern-Limited Establishment use meets all applicable conditions per Title 19 and can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area. Therefore staff recommended approval, subject to conditions. He noted additional letters of support had been received since publication.

RANDI GARRETT explained she is applying for a Tavern-Limited because many of her customers are asking for alcohol.

COMMISSIONER SCHLOTTMAN stated that he had no problem with this. He noted that he too owns an urban lounge, but it is outside of the notification area.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve Subject to Condition(s)

NOTE: COMMISSIONER CHERRY disclosed that his company is working on a project within the notification area, but as this does not affect him in any greater or lesser, he would be voting.

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

35. SUP-78030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEIL LOUNGE - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a request FOR A 5,811 SQUARE FOOT URBAN LOUNGE WITH 694 SQUARE FEET OF OUTDOOR SEATING at 1203, 1205 and 1207 Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77936]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

COUREY STEWART, Planner II, reported that the proposed Urban Lounge use meets all applicable conditions per Title 19 and meets the intent of the Vision 2045 Downtown Las Vegas Master Plan and 18b Arts District. Therefore staff recommended approval, subject to conditions. He noted additional letters of support had been received since publication.

LORA DREJA explained that this is a Greek-themed establishment located in an existing building within the Arts District that has been vacant for several years. Greek cuisine will be served for lunch and dinner, and on occasion, the dining area will offer live entertainment.

COMMISSIONER ROGAN thought this was in a great spot, as it is in a corner slot that has been vacant for a long time. He felt they are going to see a lot of development once this establishment opens.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve Subject to Condition(s)

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on this item, as he owns an urban lounge within the notification area. COMMISSIONER CHERRY disclosed that his company is working on a project within the notification area, but as this does not affect him in any greater or lesser, he would be voting.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Donna Toussaint, Jeff Rogan; Abstain-Trinity Haven Schlottman; Excused-Anthony Williams;

DIRECTOR'S BUSINESS:

36. TXT-78196 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 related to marijuana uses, and to provide for other related matters. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the 2019 Nevada Legislature approved AB 533, which added a requirement for Marijuana Cultivation and Production Facilities to have a minimum distance separation of 1500 feet from a Non-restricted Gaming Establishment. This amendment will incorporate that requirement into the minimum Special Use Permit requirements of the specified uses in Title 19. Additionally, a survey that is signed and sealed by a surveyor registered in the State of Nevada will be required as part of the application submittal for a Special Use Permit. The survey will be required to depict the required distance separation buffers of 300, 1,000, and 1,500 feet, as well as all applicable uses within those buffer areas. Staff recommended approval.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Approve

NOTE: COMMISSIONER CHERRY disclosed that he works in the cannabis industry, but as this does not affect him in any greater or lesser, he would be voting. COMMISSIONER SCHLOTTMAN disclosed that he has built dispensaries and cultivation facilities, but as this does not affect him in any greater or lesser, he would be voting.

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

For-Sigal Chattah, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Anthony Williams;

37. DIR-78191 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a presentation on the Maryland Parkway TOD Planning Grant, Wards 1, 3, 5. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

Using a PowerPoint presentation, MARCO VELOTTA, Sr. Management Analyst, provided an update on the City's portion of the Maryland Parkway TOD (Transit-Oriented Development) grant. The City has been working on this grant that they jointly applied for with the RTC (Regional Transportation Commission) in 2018. In total, \$400,000 has been received to develop a corridor plan that extends from the Medical District, through downtown and down to the McCarran International Airport. This plan identifies 10 hubs along transit corridors and aims to promote compact, mixed-use development through infill and redevelopment on properties around station areas. This was in an effort to achieve goals including to increase housing, diversify the economy and create more civic space within the area. There has also been a concurrent effort to implement the form-based code, and that effort is to update development standards downtown to create walkable mixed-use environments. The idea is to create environments where development is oriented towards transient stations. It also helps set the built environment for parts of downtown and its districts. Transit-oriented development is the basis for the 2050 Master Plan to ensure infill, redevelopment and housing for the 2050 projected population increase of 310,000 new residents. There will be new land use place types that they will provide more information about in the upcoming months that would help accommodate a new zoning typology.

DANIEL FAZEKAS, Senior Transportation Planner, RTC, said that this is about integrating transportation and land use. At the same time. Clark County is pursuing a similar plan with RTC and they are trying to align with the City's efforts as well. He explained that RTC is the transit agency, and will rely on the City for land use planning and designing. The On Board Mobility Plan will look at how the community can move around southern Nevada for the next 20 years. Their four main goals include enhancing the current transportation network, high capacity transit, bike and pedestrian networks and incorporating emerging technologies. He clarified that high capacity transit can mean bus rapid transit or light rail transit for additional corridors that have been identified in the plan. Several agencies in southern Nevada have worked together to identify the high capacity corridors, and he displayed a color-coded map that laid out the corridors. In addition, they are looking to expand the current transit service in order to maximize access to housing and jobs. Lastly, he noted that they are encouraging the public to visit OnBoardSNV.com to complete their survey and provide feedback. Those who take the survey are placed in a drawing to win Vegas Golden Knights tickets.

JAY RENKENS, Principal, MIG Consulting Firm, explained they are the lead consulting firm for this effort. The intent of the plan is to spur transit-oriented development in the Las Vegas Valley after years of study, position several important districts in and around Downtown Las Vegas for success, and create a roadmap for stitching together assets and new destinations. They are early on in the process, but they are thinking about what is attracting people to live, work and shop, transit can be a major component in creating these experiences. Some of their goals include ensuring that development around the station areas is true to the Las Vegas Valley, calibrated for bus rapid transit, flexible enough to evolve with a longer-term transition to rail-based transit and inclusive. They will be coordinating with Clark County throughout the process and look at infrastructure, open space and land use. The project is expected to take about a year and includes seven steps. They anticipate wrapping up in December 2020 or January 2021, but expect to come back in March to provide an update. A community meeting was held with 70 people in attendance, and they will be looking at market and physical conditions of the areas where the public wishes to see development.

MR. VELOTTA added that this is going to help achieve the Downtown and 2050 Master Plans to create a better environment for citizens. A website for this project will be established for this project with additional information, and the public is welcome to contribute.

CHAIR DE SALVIO asked if they are looking to pursue any private partnerships and if they have thought about any underground development. MR. VELOTTA explained that this planning grant deals more with the development side and they will be looking at areas along the corridor, but not so much the actual technology. MR. RENKENS added that a major focus is implementation, and they will be looking at private partnerships. MR. FAZEKAS stated that they are mostly focused on high capacity transit, and he was not aware of the RTC working with the Boring Company on any underground development.

COMMISSIONER CHERRY hoped that the group stays firm in including transportation to the Medical District, and asked if UNLV (University of Nevada, Las Vegas) is involved. MR. RENKENS stated that UNLV is part of their stakeholder advisory working group. They all feel the Medical District is an important anchor, and there are currently three stations planned within that district.

CHAIR DE SALVIO declared the Public Hearing closed.

Citizens Participation:

38. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

The meeting was adjourned at 7:16 p.m.

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Debra A. Outland, Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive