

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

March 10, 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 (excused until 6:10 p.m. and excused at 6:55 p.m.), TOUSSAINT, WILLIAMS, ROGAN, and CHATTAH

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning; PETER LOWENSTEIN, Deputy Director of Planning; ERIC McCAMMOND, Sr. Management Analyst; JONATHAN BOYLES, Sr. Planner; LUCIEN PAET, Engineering Project Manager; BRIAN HALVORSON, Assistant Fire Protection Engineer; BRYAN SCOTT, Assistant City Attorney; ASHLEY FOSTER, Deputy City Clerk; and GABRIELA PORTILLO-BRENNER, 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 to Approve the Final Minutes for the Planning Commission Meeting of January 28, 2020 and February 11, 2020.

Motion made by Trinity Haven Schlottman to Approve

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

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

6. 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.

Minutes:

ATTORNEY JENNIFER GAYNOR, Dickinson Wright, appeared on behalf of Walmart Stores Inc. and requested the second and final 30-day abeyance for Item 45.

ERIC McCAMMOND, Sr. Management Analyst, indicated the applicants of Items 22-26, 35, 36, 42 and 43 wished to withdraw without prejudice. Additionally, the applicant requested to abey Items 27 and 28 to the April 14, 2020; this was the second abeyance request for these items. Staff requested to abey Item 47 to April 14, 2020; this was the first abeyance request for this item.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. TMP-78149 - TENTATIVE MAP - SUNSTONE - PARCEL F - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC - For possible action on a request for a Tentative Map FOR A 217-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.21 acres at the southeast corner of Ohare Road and Log Cabin Way (Parcel 12 of Book 161, Page 40 of Plats), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78004]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

8. TMP-78151 - TENTATIVE MAP - SUNSTONE - PARCEL D - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC - For possible action on a request for a Tentative Map FOR A 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30.74 acres at the northwest corner of Ohare Road and N Skye Canyon Park Dr (Parcel 13 of Book 161, Page 40 of Plats), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78003]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

9. TMP-78230 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: EASTLAND, LLC, ET AL - For possible action on a request for a Tentative Map FOR A 15-UNIT MULTI FAMILY CONDOMINIUM AND 159-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 39.68 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive (Parcel 3 of Book 161, Page 40 of Plats), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78134]. Staff recommend APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the Consent Agenda except Item(s) None

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

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

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. VAR-78251 - VARIANCE - PUBLIC HEARING - APPLICANT: XL CHARTER DEVELOPMENT - OWNER: CHAMPION CENTER OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-78228]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 10-21 by reading the items.

ERIC McCAMMOND, Sr. Management Analyst, read amended Condition 10 and added conditions, as proposed by the applicant, for Item 11. ATTORNEY BOB GRONAUER appeared representing the applicant, confirmed for the Chair the applicant's acceptance of the revised conditions, and thanked staff for working with the applicant on the item.

Additionally, LUCIEN PAET, Engineering Project Manager, suggested and read amended Condition 10 for Item 14.

See Item 11 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 10-21 by calling for the motion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Items 16 and 17 as he owns an Urban Lounge within the notification area and is under contract with one of the applicants. He noted a disclosure for Item 15 as it is far enough away.

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

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

11. SDR-78252 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78251 - PUBLIC HEARING - APPLICANT: XL CHARTER DEVELOPMENT - OWNER: CHAMPION CENTER OF LAS VEGAS - For possible action on a request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR THE PROPOSED ADDITION OF TWO, TWO-STORY BUILDING ADDITIONS AND PARKING LOT

EXPANSION TO AN EXISTING SCHOOL AND CHURCH/HOUSE OF WORSHIP DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-78228]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Items 10 and 11 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 10 and adding the following conditions as read for the record:

10. Install a pedestrian crossing on Harris Avenue at a location to be determined by the City of Las Vegas Traffic Engineer prior to the start of the 2020-2021 school year.

A. Upgrade the existing school flashers on Bonanza Road and install a Rectangular Rapid Flashing Beacon (RRFB) system for the crosswalk at Honolulu Street prior to increasing enrollment beyond 1,100 students or the start of the 2021-2022 school year, whichever may occur first.

B. There shall be an administrative review by the Department of Public Works 60 days after the school has opened to ensure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

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

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

12. VAR-77772 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARG DI51PCK001, LLC - For possible action on a request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING on 1.33 acres at 150 South Valley View Boulevard (APN 139-30-812-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77771]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

Minutes:

See Item 10 for related discussion.

13. SUP-78253- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 12 PARKING SPACES WHERE 50 SPACES ARE REQUIRED FOR A CLINIC USE at 1425 Main Street (APN 139-27-504-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-78099]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Item 14 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

14. SDR-78254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78253 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,812 SQUARE-FOOT CLINIC on 0.40 acres at 1425 Main Street (APN 139-27-504-001), C-V (Civic) Zone, Ward 5 (Cear) [PRJ-78099]. Staff recommends APPROVAL.

Minutes:

See Item 10 for related discussion and Items 13 and 14 for related backup.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None and amending Condition 10 as read for the record:

10. Prior to the issuance of any permits, dedicate an additional 4-feet of right-of-way for a total full street width of 90 feet on Main Street and a 20-foot radius at the southeast corner of Foremaster Lane and Main Street.

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

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

15. SUP-78216 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IHOP RESTAURANT COMPANY - OWNER: SS & D NEVADA PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,610 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 1809 South Las Vegas Boulevard (APN 162-03-310-007), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78215]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Items 16 and 17 as he owns an Urban Lounge within the notification area and is under contract with one of the applicants. He noted a disclosure for Item 15 as it is far enough away.

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

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

Minutes:

See Item 10 for related discussion.

16. SUP-78227 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OTM HOSPITALITY GROUP - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a request FOR A PROPOSED 1,477 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 100 East California Avenue (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-78180]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Items 16 and 17 as he owns an Urban Lounge within the notification area and is under contract with one of the applicants. He noted a disclosure for Item 15 as it is far enough away.

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

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

Minutes:
See Item 10 for related discussion.

17. SUP-78235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1025 MAIN ST, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,124 SQUARE-FOOT URBAN LOUNGE USE WITH 815 SQUARE FEET OF OUTDOOR SEATING at 1301 Main Street (APN 139-33-801-022), C-M (Commercial/Industrial) Zone Ward 3 (Diaz) [PRJ-78177]. Staff recommends APPROVAL. (NOTE: The correct address is 1031 Main Street.)

Minutes:
CHAIR DE SALVIO provided a correction to Item 17 stating that the address should be 1031 Main Street.
See Item 10 for related discussion.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Items 16 and 17 as he owns an Urban Lounge within the notification area and is under contract with one of the applicants. He noted a disclosure for Item 15 as it is far enough away.

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

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

18. VAC-78236 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78208]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

Minutes:
See Item 10 for related discussion.

19. SDR-78237 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-78236 - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 14,625 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP INCLUDING A FELLOWSHIP HALL AND ADMINISTRATION BUILDING; AND A TWO-STORY, 5,790 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78208]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

Minutes:

See Item 10 for related discussion.

20. SDR-78259 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FORTRESS OGDEN, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 2,774 SQUARE FEET OF COMMERCIAL SPACE AND 80 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.80 acres at 1116 East Ogden Avenue (APNs Multiple), T4-MS (T4 Main Street) Zone, Ward 5 (Crear) [PRJ-78121]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

Minutes:

See Item 10 for related discussion.

21. VAC-78249 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on a request for a Petition to Vacate Public Drainage Easements and Sewer Easements generally located at the northwest corner of Far Hills Avenue and Ridge Pine Street (APN 137-26-212-004), Ward 2 (Seaman) [PRJ-78212]. Staff recommends APPROVAL.

Motion made by Trinity Haven Schlottman to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) None

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

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

Minutes:

See Item 10 for related discussion.

PUBLIC HEARING ITEMS

22. ABEYANCE - GPA-77808 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 23-26 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

23. ABEYANCE - ZON-77809 - REZONING RELATED TO GPA-77808 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 22-26 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

24. ABEYANCE - SUP-77810 - SPECIAL USE PERMIT RELATED TO GPA-77808 AND ZON-77809 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A 5,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 315-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 22-26 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

25. ABEYANCE - SUP-78083 - SPECIAL USE PERMIT RELATED TO GPA-77808, ZON-77809 AND SUP-77810 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at the northwest corner of Smoke Ranch and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 22-26 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

26. ABEYANCE - SDR-77811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77808, ZON-77809 , SUP-77810 AND SUP-78083 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR A

PROPOSED 5,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A CANOPY; A CAR WASH; AND A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Cear) [PRJ-77341]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 22-26 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

27. ABEYANCE - 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 6 for related discussion and Item 28 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

28. ABEYANCE - 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 6 for related discussion and Items 27 and 28 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

29. GPA-78348 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Planned Streets and Highways Map and Schedule 13-1A and to amend Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD, REMOVE OR AMEND VARIOUS ROADWAY ALIGNMENTS WITHIN THE NORTHWEST PORTION OF THE CITY, Ward 6 (Fiore) [PRJ-78356]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open for Items 29-34.

ERIC McCAMMOND, Sr. Management Analyst, reported that GPA-78348 is a request by staff to amend the Master Plan of Streets and Highways by removing segments of Puli Road and to add a segment of Dorrell Lane. The requested changes are required to ensure adequate traffic circulation and capacity for future development in the Northwest area of the City of Las Vegas. Staff recommended approval.

GPA-78349 is a request by staff to amend the Trails Element within the Las Vegas 2020 Master Plan by replacing the Multi-Use Equestrian trail alignment along the west side of Puli Road between Tropical Parkway and Grand Teton Drive with a Multi-Use Non-Equestrian segment. The proposed change would not affect any existing constructed equestrian trails; therefore, staff recommended approval.

The remaining General Plan Amendment, Rezoning, Vacation, and Tentative Map would allow the development of a Master Planned Residential Subdivision with up to 1,600 residential units, an overall gross density of 5.80 dwelling units per acre, and associated park and trail elements. The density and intensity of the proposed development would be similar to or less than the adjacent development. Staff recommended approval of all applications. He noted that additional letters of protest were received since publication.

ATTORNEY BOB GRONAUER appeared representing the Olympia Group, the master developer of Skye Canyon and the proposed development, and displayed an aerial map of the subject site on the overhead. He noted the applicant is the successful bidder of approximately 270 acres of the Bureau of Land Management (BLM) property. The site was designated for Public Facility and Desert Rural Density Residential through the BLM and the City of Las Vegas; however, there was never the intent to build this type of zoning on it. A neighborhood meeting was held and approximately 40 to 50 people mainly from the Providence community attended. An explanation was given to the attendees regarding the site having been owned by the BLM and its nomination by the City and Clark County to go through the auction process to encourage more development.

The proposed project is for a residential development comprised of single-family, detached homes and will be similar to nearby Skye Canyon developments. He referenced the BLM Design Guidelines, which have been included in the backup, noting they are similar to that of Skye Canyon's but have been modified for the proposed development. Additionally, he pointed out where the site is located in reference to the surrounding area and noted Puli Road is being proposed as a linear park and will abut the Providence community. There will also be pocket parks within the subdivision.

MR. GRONAUER indicated there were two Vacation requests on the northern and southern parts of the site for utility purposes, and there is also an associated Tentative Map. He noted the subdivision will be similar to Providence in that the home prices will range from \$300,000 to \$650,000. Additionally, there will be no apartment complexes within the subdivision.

Lastly, MR. GRONAUER complimented staff and stated that numerous meetings were held with the Department of Public Works and the Department of Planning. He requested the Planning Commission's approval of all applications.

GARY HOLDSWORTH, a resident east of the subject site, was surprised to hear that a neighborhood meeting was held. He was aware that progress must continue but noted not one neighbor was aware of the development and was told by his real estate agent that no development would occur on the BLM land. Although he liked the idea of a linear park to act as a buffer, MR. HOLDSWORTH asked for an abeyance as he wished for the homeowners to be able to provide feedback.

JEFFREY HOOVER, a resident of Franklin Park, concurred with MR. HOLDSWORTH'S comments and said he found out about the development through his community's town hall website.

MR. GRONAUER understood the residents' concerns but noted there was one neighborhood meeting where contact information was gathered and attendees were told a second neighborhood meeting would be held. Less than 10 people attended the second neighborhood meeting. The applicant did not have a problem with holding another meeting between the Planning Commission and City Council meetings, but MR. GRONAUER assured the applicant followed the appropriate process.

CHAIR DE SALVIO noted at least 1,800 notification postcards went out to residents. He was aware that an extensive amount of work went into the proposed project and asked about the width of the linear park. MR. GRONAUER said the linear park will be approximately 110 feet wide and over 15 acres in total. He noted there will be some areas where access must be allowed from Puli Road into the subdivision. At the second neighborhood meeting, drawings of the linear park were shown illustrating the proposal. MR. GRONAUER informed the Chair that there will be block walls to act as sound barriers adjacent to the freeway and the site will act as a buffer for the Providence community with respect to having a major arterial on the west side of the site.

CHAIR DE SALVIO believed the applicant did their due diligence in holding the neighborhood meetings and through addressing the residents' concerns. In response to MR. HOLDSWORTH, the Chair thought it was a shame if real estate agents denied there would be development.

Prior to the vote on Item 34, LUCIEN PAET, Engineering Project Manager, stated that the word 'space' must be replaced with the word 'spare' on Condition 16 and MR. GRONAUER agreed to the correction.

CHAIR DE SALVIO declared the Public Hearing closed for Items 29-34.

Motion made by Louis De Salvio to Approve

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

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

30. GPA-78349 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Map Numbers 1 and 2 of the Trails Element of the Las Vegas 2020 Master Plan, Ward 6 (Fiore) [PRJ-78358]. Staff recommends APPROVAL.

Minutes:

See Item 29 for related discussion.

Motion made by Louis De Salvio to Approve

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

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

31. ABEYANCE - RENOTIFICATION - 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 275.80 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 APPROVAL.

Minutes:

See Item 29 for related discussion and Items 32-34 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, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Sam Cherry;

32. ZON-78241 - REZONING RELATED TO GPA-78033 - PUBLIC HEARING - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN

DESIGNATION] AND C-V (CIVIC) TO: PD (PLANNED DEVELOPMENT) on 275.80 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 APPROVAL.

Minutes:

See Item 29 for related discussion and Items 31-34 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, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Sam Cherry;

33. VAC-78242 - VACATION RELATED TO GPA-78033 AND ZON-78241 - PUBLIC HEARING - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate Bureau of Land Management right-of-way grants generally located on the west side of Puli Road between Farm Road and Tropical Parkway, Ward 6 (Fiore) [PRJ-77997]. Staff recommends APPROVAL.

Minutes:

See Item 29 for related discussion and Items 31-34 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, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Sam Cherry;

34. TMP-78365 - TENTATIVE MAP RELATED TO GPA-78033, ZON-78241 AND VAC-78242 AND SDR-78243 - BLM 270 - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A 12-LOT MASTER PLANNED RESIDENTIAL SUBDIVISION on 275.80 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), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and C-V (Civic) Zone [PROPOSED: PD (Planned Development)], Ward 6 (Fiore) [PRJ-77997]. Staff recommends APPROVAL.

Minutes:

See Item 29 for related discussion and Items 31-34 for related backup.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 16 as read for the record:

16. Public Streetlights shall match those approved in Skye Canyon. Prior to final acceptance of offsite improvements, the applicant shall provide two spare streetlight poles.

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

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

35. ABEYANCE - VAR-77923 - VARIANCE - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD, 15-FOOT SIDE YARD, 22-FOOT CORNER SIDE YARD AND A 31-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED FOR EACH WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; AND TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 45 FEET IS REQUIRED on

6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Item 36 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

36. ABEYANCE - SDR-77925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77923 - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 69,055 SQUARE-FOOT, 479-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE INTERIOR LOT LINE WHERE EIGHT FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 35 and 36 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

37. ABEYANCE - 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:

CHAIR DE SALVIO declared the Public Hearing open for Items 37-40.

ERIC McCAMMOND, Sr. Management Analyst, reported that no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a residential subdivision that does not meet the minimum Title 19 and Lone Mountain West Development standards; therefore, staff recommended denial of all applications. He the applicant's proposed added conditions for Items 39 and 40.

ATTORNEY BOB GRONAUER, representing DR Horton, reminded the Commissioners that his colleague ATTORNEY ELISABETH E. OLSON represented the applicant for a General Plan Amendment to zone change Open Land to Medium Residential, Open Land to Planned Development, and a Major Modification to incorporate the subject site into the Lone Mountain Master Plan. These applications were approved by the Planning Commission and the City Council. The present applications were held in abeyance to address

topography, grading and water pressure issues, which MR. GRONAUER pointed out on an aerial map of the site.

MR. GRONAUER discussed how a block wall will impact the nearby neighbors' properties with respect to the Variance, showing an image of a nearby property to illustrate its height. The applicant has also requested to reduce two lots, which were identified by MR. McCAMMOND through the added conditions.

Lastly, he noted a second neighborhood meeting was held regarding the grading issues and only two couples were in attendance. MR. GRONAUER believed the changes made over the last 30 to 60 days were for the benefit of everyone in the surrounding area.

COMMISSIONER TOUSSAINT said she met with MR. GRONAUER and believed the proposed project is compatible with the surrounding area. Regarding the stub streets, she could not see how the proposed project could be denied when stub streets have been approved in the past. She also thought the water pressure has been taken care of and the block wall was a non-issue.

See Items 38-40 for related backup.

CHAIR DE SALVIO declared the Public Hearing closed for Items 37-40.

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

38. ABEYANCE - 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 37 for related discussion and Items 37-40 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, Anthony Williams, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint, Jeff Rogan; Excused-Sam Cherry;

39. ABEYANCE - 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 Items 37 for related discussion and Items 37-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s) and adding the following conditions as read for the record:

A. The approval for the proposed subdivision shall be for a total of 77 lots.

B. The applicant shall submit a revised Site Plan depicting the combining of Lot #42 and Lot #43 into one lot and Lot #59 and Lot #60 into one lot.

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

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

40. ABEYANCE - 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 (Anthony) [PRJ-77885]. Staff recommends DENIAL.

Minutes:

See Item 37 for related discussion and Items 37-40 for related backup.

Motion made by Donna Toussaint to Approve subject to condition(s) and adding the following conditions as read for the record:

A. The approval for the proposed subdivision shall be for a total of 77 lots.

B. The applicant shall submit a revised Tentative Map depicting the combining of Lot #42 and Lot #43 into one lot and Lot #59 and Lot #60 into one lot.

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

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

41. ABEYANCE - GPA-77891 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: SC (SERVICE COMMERCIAL) on 0.59 acres at 2360 North Martin L. King Boulevard (APN 139-21-510-001), Ward 5 (Crear) [PRJ-77889]. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the proposed General Plan designation aligns with the existing C-1 (Limited Commercial) zoning district and is harmonious and compatible with the surrounding parcels; therefore, staff recommended approval.

JOHN CURRAN appeared on behalf of the applicant and stated that the application is to reclassify the western most parcel of the subject site at North Martin Luther King Boulevard and Carey Avenue from MXU (Mixed Use) to SC (Service Commercial). All of the parcels will remain C-1, and with the consolidation, the site will be more developable as the site has remained vacant for over two decades. He noted the related Site Development Plan Review and Variance were withdrawn but requested approval of the General Plan Amendment.

COMMISSIONER WILLIAMS believed the proposed project was compatible with the surrounding area.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Anthony Williams to Approve

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

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

42. ABEYANCE - VAR-78100 - VARIANCE - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC - For possible action on a request for a Variance TO ALLOW 72 PARKING SPACES WHERE 131 ARE REQUIRED on 1.77 acres at 2360 North Martin L King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78077]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Item 43 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

43. ABEYANCE - SDR-78101 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78100 - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC - For possible action on a request for a Site Development Plan Review FOR A 18,180 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS FOR ALL PERIMETER LANDSCAPE REQUIREMENTS on 1.77 acres at 2360 North Martin L King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78077]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion and Items 42 and 43 for related backup.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

44. ABEYANCE - VAR-78133 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE AND LORI WERNER - For possible action on a request for a Variance TO ALLOW AN EXISTING SINGLE FAMILY DWELLING ADDITION [CARPORT] WITH A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS ALLOWED on 0.16 acres at 4613 Del Monte Avenue (APN 162-06-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78095]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that a Variance (VAR-4384) request was approved by the City Council on August 4, 2004, to allow a zero-foot corner-side yard setback where 15 feet is required for a proposed addition; however, the entitlement was expunged as a building permit was never pulled.

Per the submitted Justification Letter, the applicant states that they were unaware that a building permit was required after the approval of their original Variance entitlement. As no evidence of a unique or extraordinary circumstance has been provided, staff recommended denial of the requested Variance.

BRUCE WERNER was present.

COMMISSIONER ROGAN thanked MR. WERNER for meeting with him and stated that, normally, he would not approve such an application, but he wished to be consistent with the approval of the Planning Commission and City Council from 2004.

He confirmed with MR. WERNER that there were conditions as part of the approval, which MR. WERNER confirmed he would comply with.

COMMISSIONER SCHLOTTMAN said he would support the application if Condition 2 was amended to require a specific timeframe to obtain the building permits such as 180 days. COMMISSIONER ROGAN was agreeable to 180 days. LUCIEN PAET, Engineering Project Manager, stated that Condition 5 specifies 30 days and asked if it should reflect 180 days as well. ROBERT SUMMERFIELD, Planning Director, clarified that Condition 5 is to remove the fence that is impeding access to the street light and believed this was achievable within 30 days. He thought 180 days was a reasonable amount of time to obtain the building and construction permits.

Subsequent to the vote, MR. SUMMERFIELD informed MR. WERNER he would be able to pull the necessary permits 10 days from the date of the meeting.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s) and amending Condition 2 as read for the record:

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety within 180 days.

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

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

45. ABEYANCE - ROC-78043 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: WALMART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-49152) TO REMOVE CONDITION #7 WHICH STATES, "ALL BEER AND WINE COOLERS SHALL REMAIN IN THE ORIGINAL MANUFACTURER'S CONFIGURATION INTENDED FOR OFF-SALE RESALE" on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78042]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

46. VAR-78229 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL AND RUBY M. KELSCH - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A TWO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED, TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY

DWELLING on 0.14 acres at 717 South Mallard Street (APN 138-36-316-012), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78063]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that no substantial evidence has been presented to warrant the requested Variance. Staff found that the applicant has created a self-imposed hardship by developing the site without complying with the Title 19 development standards; therefore, staff recommended denial of this request. He noted that additional letters of support and protest were received since publication.

MICHAEL KELSCH was present and said before pulling any building permits to correct the issues, he must receive Planning Commission approval. He drove the neighborhood and noted there are four other carports built that do not meet the same standard. He wished to be a good neighbor.

JERRY BUNGE, nearby resident, appeared on behalf SANDRA BUNGE, his mother, MARY KOZLOWSKI, and BYRON BELISLE. MR. BUNGE stated that he and the other neighbors do not have any objections with the carport, rather like it, and believe it is aesthetically pleasing.

COMMISSIONER ROGAN appreciated that some of the neighbors were in support but did not think this was a great carport and is not compliant with the rules. He did not think this was something he could support with a Variance; however, he could support the portion of the Variance regarding the room addition. The Commissioner wished for MR. KELSCH to remove the carport.

CHAIR DE SALVIO concurred with COMMISSIONER ROGAN'S comments.

Based upon the Commissioners' comments, ROBERT SUMMERFIELD, Planning Director, suggested approval of the Variance limited to the portion that allows an 11-foot rear yard setback where 15-feet is required for an existing addition to the single-family dwelling with an additional condition related to a timeframe for removal of the carport. He suggested allowing 90 days for demolition to occur.

COMMISSIONER ROGAN informed MR. KELSCH that he would have the option to appeal the Planning Commission's decision to the City Council.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Approve subject to condition(s) and adding the following condition as follows:

A. The applicant will remove the carport within 90 days of approval of application.

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

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

47. SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. Staff recommends DENIAL.

Minutes:

See Item 6 for related discussion.

Motion made by Trinity Haven Schlottman to Withdraw without prejudice Items 22-26, 35, 36, 42 and 43 and Hold in abeyance Items 27, 28, 45 and 47 to 4/14/2020

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

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

48. SDR-78245 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MO CONSTRUCTION, LLC - OWNER: CVV, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,855 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE THROUGH WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND TO ALLOW A WAIVER OF TITLE 19 LANDSCAPE BUFFER STANDARDS on 0.43 acres at 3801 West Charleston Boulevard (APN 162-06-501-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78111]. Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Sr. Planner, reported that while a commercial use is appropriate for the subject site, the proposed development, as designed, is not compatible and harmonious with the surrounding and future land development in the area. This is evidenced by the requested associated Waivers regarding building orientation and landscape buffer requirements; therefore, staff recommended denial of the requested Site Development Plan Review. He noted that additional letters of protest were received since publication.

The applicant was not present.

COMMISSIONER ROGAN stated that he did not like the proposed project and did not believe it fits the corner or that the Special Use Permit was warranted, considering the Waivers being requested.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Jeff Rogan to Deny

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

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

DIRECTOR'S BUSINESS:

49. ABEYANCE - TXT-78225 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements and 19.18.030 Measurement Rules regarding Waivers of distance separation requirements, and to provide for other related matters. Staff has NO RECOMMENDATION.

Minutes:

This item was pulled forward and heard after Items 10-21 on the One Motion One Vote Agenda.

CHAIR DE SALVIO declared the Public Hearing open.

ROBERT SUMMERFIELD, Planning Director, reported that this item was held in abeyance as additional information was requested by the public and the Planning Commission. He understood that a follow up had been done with some Councilmembers' offices and a revised Staff Report, which was submitted and attached as backup, was provided to the Commissioners. He noted the revised Staff Report indicates that a record of survey established prior to January 1, 2020, around a protected use could be used to establish the distance separation between a new marijuana establishment and the protected use. From his discussions with the City Attorney's Office, he believed the original requester of the Text Amendment was okay with omitting this portion of the document.

RYAN ARNOLD, representing Station Casinos and Fremont Street Experience, expressed confusion as he was not sure what was being presented and asked for clarification. MR. SUMMERFIELD explained that the revised Staff Report addresses the adjustment that allows for a record of survey to serve as a line of measurement from a protected use to a marijuana establishment. The original Staff Report and item were also available for the Commissioners to discuss. MR. ARNOLD asserted his clients were not sure what the language says and had yet to see the revised Staff Report. He indicated they were not concerned about the marijuana element, only about the Waivers with respect to liquor. He thought the item was going to be tabled or stricken and it was his understanding that the City of Las Vegas hired a new consultant to review its liquor code. He encouraged the Planning Commission to provide an opportunity for input from those most affected.

ASSISTANT CITY ATTORNEY BRYAN SCOTT confirmed a consultant was hired as part of the Waiver portion of the Text Amendment and asked the Commissioners to only consider the distance separation portion of the Text Amendment as explained by MR. SUMMERFIELD.

ERIN McMULLAN, appearing on behalf of Boyd Gaming, echoed MR. ARNOLD'S comments, also had concerns regarding liquor and wished to develop a more comprehensive solution than the current Text Amendment.

VIRGINIA VALENTINE, Nevada Resort Association, also agreed with the previous comments and said the revised Staff Report had not been reviewed by them either and asked for the opportunity to review and comment on it.

KAMI DEMPSEY, representing Golden Entertainment, said Golden Entertainment is the largest provider of the tavern industry. They have invested significantly in the community but also wished to ensure those who have established and invested so much were not being penalized. She also wished to review the revised Staff Report and to participate in future discussions.

COMMISSIONER SCHLOTTMAN was happy to have had the 30-day abeyance as he was able to think through the Text Amendment further. He understood that the Text Amendment refers to anything marijuana related and establishes how distance separation is measured from one location to another location. The Commissioner stated that he has always struggled with how distance separation has been measured in the past. He thought records of survey can serve as a tool but was not sure why the Text Amendment should only apply to records of survey established prior to January 1, 2020. He was willing to require the Text Amendment to apply to all records of survey or to none at all.

COMMISSIONER ROGAN agreed with some of COMMISSIONER SCHLOTTMAN'S concerns regarding the arbitrary date of January 1, 2020, as people who filed a record of survey prior to that date might be able to avail themselves of the proposed ordinance, whereas everyone else is precluded. He asked if this was correct.

MR. SUMMERFIELD said in the past there have been land owners who used a record of survey to divide their land, not realizing that record of survey did not constitute a regulatory division of their land but was a financial division of their land. Since they did not avail themselves of other mapping actions, it was determined there should be some allowance for those that did not know that mechanism did not apply on the regulatory side; this is the reason for the date of January 1, 2020. For those in the past who may have used a record of survey to create a lot without realizing that it did not have any regulatory component to it, this would provide some alleviation of the distance separation but would not constitute someone to come after the rule change to try to establish a false expectation of what the distance separation should be. He confirmed there would be two classes of applicants, noting anyone who has done a record of survey recently would not be able to use that line to identify the distance separation to the protected use.

MR. SUMMERFIELD also explained that, historically, the City has used the 100-foot right-of-way as the level of service for delineating the barrier that a 100-foot right-of-way creates as a primary arterial street between two areas and is often used as the general roadway that creates an opportunity for creation of the type of uses to be protected. Eighty-foot rights-of-way typically have more residential traffic than what is found in a 100-foot right-of-way; therefore, 100-foot rights-of-way are typically used as the barrier between uses that would allow for an exemption from the distance separation requirement.

COMMISSIONER ROGAN asked how many different records of survey have been recorded that would be affected by the proposed ordinance. PETER LOWENSTEIN, Deputy Planning Director, replied that staff did not have a definitive number of records of survey as it is an administrative action filed at the County Recorder's Office.

COMMISSIONER ROGAN pointed out that some Wards have more 100-foot rights-of-way than others and those Wards will be more affected by the Text Amendment than others. He also wondered why the measurement method was being changed for marijuana only and not for other types of uses. MR. SUMMERFIELD said the reason it was separated out was to address the ability of a record of survey created lots within commercial subdivisions that had protected uses so that the distance separation was not being measured out to another commercial subdivision lot line. Under the original scope of the Text Amendment, allowing the City Council and the Planning Commission to have back their discretion on approving a Waiver solved that problem for everything that currently has a non-waivable distance separation except for marijuana establishments because marijuana establishments are the only use that has a distance separation established by statute instead of ordinance. These had to be addressed and separated and now that the other portion of this Text Amendment has gone away, this part can move forward. Meetings will be held with the liquor code consultant, and staff anticipated having a new package of alcohol related licensing and parallel land use recommendations for the Planning Commission and City Council to hear at the end of this year that will address the other uses.

COMMISSIONER ROGAN wondered what caused the matter to become an issue. MR. SUMMERFIELD said there was an appeal of a Director's Decision. The City Council tabled this appeal and directed staff to look at distance separation requirements. After some research, staff proposed a solution, which has evolved into the Text Amendment. He believed the appeal was based on a marijuana related application located within Ward 1.

MR. SUMMERFIELD confirmed for CHAIR DE SALVIO that state statute establishes distance separation requirements for marijuana establishments, and there is a limited number of licenses for dispensary operations but not for cultivation and production operations. He also confirmed for COMMISSIONER ROGAN that there is a method of measurement in statute for distance separations in terms of marijuana establishments obtaining licenses, noting the City has a more conservative method of measurement.

COMMISSIONER ROGAN expressed concern regarding the disparate treatment of the two subsections in the Text Amendment and wondered why the City does not follow the way of the statute so everyone is treated fairly. He did not believe the Text Amendment to be clear and felt it should be taken under more consideration.

COMMISSIONER SCHLOTTMAN made an initial motion to approve the Text Amendment and striking the January 1, 2020, date and the 100-foot right-of-way. MR. SCOTT advised striking the proposed ordinance and allowing staff to return with a new Text Amendment acknowledging the Commissioners' comments.

Discussion ensued among the Commissioners and MR. SCOTT and it was decided that the Text Amendment move forward to City Council with recommendations.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Trinity Haven Schlottman to Deny and recommend the City Council review the January 1, 2020, date and 100-foot, right-of-way portions of the Text Amendment

NOTE: COMMISSIONER CHERRY disclosed his family is in the cannabis industry; however, this will not affect him any greater or lesser, and he would vote on the item.

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

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

50. DIR-77790 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

MARCO VELOTTA, Sr. Management Analyst, was present to provide an update on the City of Las Vegas 2050 Master Plan. The information was presented to the City Council in February at the regular and special meetings, where SmithGroup provided a general overview of the plan. MR. VELOTTA would provide a refresher in addition to some of the place types and recommendations that will be under consideration as staff concludes its drafting of the plan.

Through a PowerPoint presentation, which was submitted and attached as backup, MR. VELOTTA stated that the 2020 Master Plan is at the end of its life cycle and the 2050 Master Plan is intended to provide a comprehensive review of the next 30 years. In looking forward to 2050, the City is projecting a lot of big changes, such as an increase of 300,000 new residents, bringing the population to over 3 million. With this increase in residents, there will be additional needs, such as more housing, public services, infrastructure, and space for commercial activities to support this growth in population.

The 2050 Master Plan is intended to be implementation focused, adaptable to change and supported with public outreach conducted throughout the community. Staff heard about many issues but the top issues pertained to education, crime/safety, homelessness, preserving open space and prospects of the city's long term water supply.

The plan will provide a baseline for access to many needs in a thoughtful and equitable way and will help to contribute to the City's vision to be bold and innovative. MR. VELOTTA identified the guiding principles the plan will consider, which are Equitable, Resilient, Healthy, Livable, and Innovative.

He provided further details of the plan which anticipates a hotter and drier future, addresses what water resources will be like in the next 30 years, and how land use planning can help to reduce water demand and impacts from urban heat. The plan will also address shifts in housing density and affordability as well as shifts in mobility, and MR. VELOTTA noted there is a need for mid-size, multi-family residential housing which happens to be most efficient regarding water use.

MR. VELOTTA mentioned that there are a lot of changing trends that must be managed in a way that is market driven. He pointed out that Millennials are shaping how urban environments look and feel and how people live, and mixed-use, medium density housing is being considered to accommodate the anticipated 300,000 new residents over the next 30 years.

Additionally, transit corridors are being prioritized to connect different parts of the valley together, and he mentioned staff worked with the Regional Transportation Commission of Southern Nevada on the On Board Plan and high-capacity transit, which will mesh well with the 2050 Master Plan and new place types to be discussed.

Regional Centers such as Downtown Las Vegas and Centennial Hills Town Center are comprised of great density and intensity, and serve as employment centers and regional hubs. New Mixed-Use Centers serve as an opportunity for transit-oriented development along arterial corridors between Regional Centers. The plan also envisions retrofitting corridors with infill housing and Corridor Mixed-Use to improve walkability, aesthetics and transit support. At a suburban level, the plan imagines Neighborhood Centers, such as the conversion of shopping centers to offer community support and provide additional density. In the areas outside of the corridors, there are opportunities to add more Mixed Residential. MR. VELOTTA believed there may be areas in existing neighborhoods where multi-family residential housing could be built to provide more units in less space and accommodate a variety of different income types and levels. There is also a need to strengthen older neighborhoods and there will be the continued build out of new subdivisions such as Summerlin West and Skye Canyon. Finally, state statutes require areas within the periphery maintain their rural character and low density.

He displayed a simplified land use map of how the 2020 Master Plan stands today noting there is not much area to grow out and land availability is shrinking. The plan being proposed will focus on the place types discussed, which will serve as the impetus for new General Plan categories that focus on transit-oriented

development, infill and redevelopment. These place types match up and align with many of the city's existing corridors linking Regional Centers with Mixed-Use Centers. MR. VELOTTA mentioned that the On Board Plan focuses on these corridors to ensure there is supportive alignment with transit services anticipated for the future.

The plan will also take a deeper look at each part of the city, incorporating the guiding principles spoken about to achieve the goals and has been broken down into different chapters, each with individual goals. The plan complies with Nevada Revised Statutes (NRS) 278.160, which has the required elements of a master plan, and staff has gone above and beyond to address things outside of the scope of what the City does specifically with education and workforce development. He showed an image of Charleston Boulevard and Decatur Boulevard as it looks currently and another image of the intersection with respect to the plan.

MR. VELOTTA anticipated a draft being presented to the Planning Commission at the end of the month and sufficient time would be given for feedback. He asserted this was the City's plan and goes beyond the Planning Department and the Planning Commission, and staff intends to be comprehensive with the plan.

COMMISSIONER ROGAN thanked staff and noted their efforts are appreciated.

ROBERT SUMMERFIELD, Planning Director, thanked MR. VELOTTA and the Long Range team for their work on the plan and noted the cooperation among the various City departments, partners at other local government agencies and the community for their outreach. He encouraged the Commissioners who would like to be part of the review to contact the Planning Department.

MR. VELOTTA repeated the anticipated time of return, adding that a public hearing on the plan would be held before the Planning Commission before going to City Council. MR. SUMMERFIELD indicated that staff hoped to have the plan available for the Planning Commission to take action on in the summer.

COMMISSIONER SCHLOTTMAN expressed his interest to review the plan.

CHAIR DE SALVIO declared the Public Hearing closed.

Citizens Participation:

51. 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:
None.

The meeting was adjourned at 8:08 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Gabriela Portillo-Brenner, 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