

CITY COUNCIL  
MEETING OF  
MAY 24, 1999

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VERBATIM TRANSCRIPT - ITEM 123 - GPA-1-99 - CITY OF LAS VEGAS

MAYOR PRO TEM McDONALD

Item 123, General Plan Amendment, public hearing. GPA-1-99, City of Las Vegas. Request to amend the Northwest Sector General Plan on properties generally located on, located north of Cheyenne Avenue and west of Decatur Boulevard to include recent General Plan Amendments, the Town Center Plan is a capture of the Northwest Area General Plan and correct the narrative. Four approvals, no protests. Planning Commission and staff recommend approval. Applicant's present. You're in.

CHRIS KNIGHT, PLANNING &  
DEVELOPMENT

Yes.

COUNCILMAN BROWN

Mayor Pro Tem, Mr. Knight, if you'd hold off just for a sec. This morning we introduced the bill that would create the ordinance for this. That's going to be heard at Recommending Committee. So this public hearing, as well as Recommending Committee, then we'll have two bites of this apple? Or -- we can move forward today without impacting the ordinance then?

MAYOR PRO TEM McDONALD

Or do we hold it in abeyance?

COUNCILMAN BROWN

I -- That's, yeah.

MAYOR PRO TEM McDONALD

Oh, I'm sorry. But you're looking at me.

DEPUTY CITY ATTORNEY STEVE  
GEORGE

We could move forward without impacting the ordinance, but you could, up to your discretion, you could hold it if you chose to do so.

COUNCILMAN BROWN

Okay. Let's -- take comments while we're here and then also --

CHRIS KNIGHT, PLANNING &  
DEVELOPMENT

Mayor Pro Tem, is that -- As Councilman Brown alluded to, this was Item No. 95, Bill 99-28, that's been moved forward to the 6/1 Recommending Committee. When the Town Center Plan was adopted in September of 1998, the staff made a commitment to put the Town Center Plan into the Northwest General Plan. If you'll recall that that document came forward as a free-standing document and our commitment was to meld it into Chapter 3 of the Town Center Plan and bring it back here for adoption and unification of the document between the Northwest General Plan and the Town Center Land Use Plan. That's what precipitated this work. Along with this work, we picked up some other items, General Plan Amendments, that had been conducted over the -- years since the adoption of the Northwest General Plan in December of 1996, as well as some other -- housekeeping measures.

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Basically, this is a housekeeping item that is before you. The plan that is here up on the monitor now is the existing Northwest Area General Plan. A couple of things that we've picked up on that, you'll see over along the beltway there are some slivers of R-E and slivers of PCD that we've picked those up and made those clean-up measures in our Land Use Plan.

The corrections basically fall into five different categories. Ten changes are a result of staff recommendations related to Town Center, one change is a staff recommendation as a result of the neighborhood request in relation to the Iron Mountain Plan approval and ten of the changes are previously approved General Plan Amendments. Twenty of the changes are developments that existed at higher densities prior to the adoption of the Northwest General Plan that weren't picked up as a matter of mapping and three changes are just the identification of Las Vegas area well sites.

All of those changes are depicted on this map here. This is the Iron Mountain change and you'll see the slivers and the number of changes throughout. You can see that they're scattered throughout the Northwest and they really are just land use changes. And this is not a major revamp of the Northwest General Plan.

So the resulting map is this map here that we're recommending be adopted by the City Council. In the future, the staff will be engaging in a mass, the development of a new Master Plan. And the process of looking at that new Master Plan, we will wish to propose to – go and revisit the Northwest General Plan Amendment. Councilman Brown has asked us to do that already and we've responded to him that this would be part of the master planning effort, which we would go back and look at issues such as buffers in the PCD land use classification area. There's currently a 600 foot buffer requirement and do we make that throughout the entire Northwest General Plan area.

Densities in the PCD currently range from two to eight units per acre. Some of the residents out there would like to see perhaps two to four. We don't know. We make no commitment to it. But the densities on the implementation would be something that we would look at as well. Trails and parks planning, the Comprehensive Planning Division is – got senior staff on board that is looking at major parks planning effort and major trails planning effort that we want to incorporate into the Northwest General Plan and City-

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wide. And then public safety, identification of school sites and resolutions of some minor land use conflicts, such as along Rancho Drive and in other areas of the Northwest General Plan.

But for the time being, we're – proposing this as a housekeeping measure, pick up some of the GPAs that have been done, pick up the Town Center as a unification of the Town Center document in the Northwest General Plan document.

MAYOR PRO TEM McDONALD

Thank you. This is a public hearing. Does anyone wish to be heard?

LOUISE RUSKAMP

Louise Ruskamp, 8500 Log Cabin Way. I represent the Tule Springs Community Association. We're in, all in favor of the changes that are being made to the Northwest General Plan. Thank you.

MAYOR PRO TEM McDONALD

Thank you for coming down. Anyone else wish to be heard?

BRUCE HAMILTON

Bruce Hamilton, 8524 Maggie Avenue, President of the Tule Springs Community Association. And I just wanted to echo what Louise said, that we've looked over all these changes and we are in favor of them.

MAYOR PRO TEM McDONALD

Thank you, Sir. Seeing no one else, we'll close the public hearing. Councilman?

COUNCILMAN BROWN

Again, question as far as process to – Mr. George, do we just accept the comments and incorporate them into our Recommending Committee public hearing and take final action, or do we, can we amend the Plan today?

DEPUTY CITY ATTORNEY STEVE  
GEORGE

Councilman, I would recommend that we take a vote on it. However, I would also recommend that we make and reiterate those same comments at Recommending.

COUNCILMAN BROWN

Okay. Then, one comment before my motion. As Mr. Knight indicated, the Northwest Master Plan, I think, was adopted in '96 and probably the year or 18 months prior to that. So we're – a good five years out. And with all the development in this area, I – think it's time for a real comprehensive look. So I would ask staff to maybe over the next few weeks develop some kind of timeline where it's not urgent, but it's important. And that we balance that into some kind of process over the next certainly calendar year '99, going into maybe, perhaps the first quarter 2000. So if you could have discussion down in Planning, we'd appreciate that. We need to take a real hard look again.

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**My motion would be for approval, subject to staff conditions.**

MAYOR PRO TEM McDONALD

**Cast your votes. Post. Motion's approved. (Motion carried with JONES and ADAMSEN excused)**

**(END OF DISCUSSION)**

/vwd