

Agenda

City of Las Vegas

QUARTERLY PLANNING COMMISSION MEETING

October 21, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES:

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

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PUBLIC HEARING ITEMS

WARD 3:

Denied
Approved
CC 12-1
A. GPA-25-99 - ROBERT L. AND CYNTHIA E. NOLEN - Request to Amend a portion of the Southeast Sector of the General Plan on property located at 2000 Stockton Avenue, From: L (Low Density Residential), To: O (Office), Ward 3 (Reese), APN: 162-02-811-181, 162-02-811-182, and 162-02-811-184.

APPROVED
CC 12-1
A-2. GPA-27-99 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request to Amend a portion of the West Las Vegas Plan on property located east of F Street between Washington Avenue and Adams Avenue, From: M (Medium Density Residential) To: PF (Public Facility), Size: 0.79 Acres, Ward 3 (Reese), APN: 139-27-210-110 and 134.

DENIED
APPROVED
CC 12-1
A-3. GPA-32-99 - PATRICK AND MARTHA BASH, ET AL ON BEHALF OF THOMPSON DEVELOPMENT COMPANY, INC. - Request to Amend a portion of the West Las Vegas Plan on properties located at 101, 105 and 109 Fredrick Avenue and 1900-1952 Gregory Street, From: M (Medium Density Residential) To: LI/R (Light Industrial/Research), Ward 3 (Reese), APN: 139-22-313-001 through 003, 139-22-313-017 through 033.

ABEYANCE
INDEFINITELY
A-4. GPA-33-99 - NADER-NOOROZIAN - Request to Amend a portion of the West Las Vegas Plan on property located on the southeast corner of Owens Avenue and "H" Street, From: P (Park/School) To: SC (Service Commercial), Size: 0.27 Acres, Ward 3 (Reese), APN: 139-27-110-001 and 004.

APPROVED
12-1 CC.
A-5. GPA-36-99 - ROBERT PEROZZI, ET AL ON BEHALF OF NATIONAL CHURCH RESIDENCES - Request to Amend a portion of the West Las Vegas Plan on property located on the west side of Tonopah Drive, north of Bonanza Road, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 4.36 Acres, Ward 3 (Reese), APN: 139-29-704-017.

APPROVED
12-1-99 CC
A-6. GPA-43-99 - OWENS EQUITIES, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southeast Sector of the General Plan for property located at 4093 East Owens Avenue, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 5.29 Acres, Ward 3 (Reese), APN: 140-30-503-001.

B. WARD 4:

DENIED
12-1 CC
B-1. GPA-26-99 - CALVIN OWENS AND LAMB OF GOD LUTHERAN CHURCH - Request to Amend a portion of the Northwest Sector Plan of the General Plan on property located between Azure Drive and the proposed Beltway, approximately 630 feet east of Jones Boulevard, From: R (Rural Density Residential) To: L (Low Density Residential), Ward 4 (Brown), APN: 125-25-101-003 and 008.

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- B-2. GPA-30-99 - CENTENNIAL RANCH, LIMITED LIABILITY COMPANY AND CENTENNIAL 95 LIMITED PARTNERSHIP ON BEHALF OF MONTECITO EAST, LIMITED LIABILITY COMPANY AND CLIFFORD AND DONNA FINDLAY TRUST - Request to Amend a portion of the Northwest Sector Plan on property located on the southeast corner of Buffalo Drive and the proposed Beltway, From: R (Rural Density Residential) To: TC (Town Center); and a request to Amend a portion of the Town Center Land Use Plan, From: M-TC (Medium Density Residential - Town Center) To: SX-TX (Suburban Mixed Use) (portion of site) and From: SX-TC (Suburban Mixed Use) To: GC-TC (General Commercial - Town Center) (portion of site), Size: 63.69 Acres, Ward 4 (Brown), APN: Multiple.

APPROVED

DENIED

ABEJANCE
P.C. 11-4

- B-3. GPA-35-99 - NEVADA POWER COMPANY - Request to Amend the Northwest Sector Plan to add Chapter 11, Electrical Power Distribution, as a new chapter in the Northwest Sector Plan, Ward 4 (Brown).

APPROVED
cc 12-1

- B-4. GPA-37-99 - LOZZI ENTERPRISES INC. ON BEHALF OF THOMAS LOZZI - Request to Amend a portion of the Northwest Sector Plan on property located on the northeast corner of Buffalo Drive and Gowan Road, From: L (Low Density Residential) To: O (Office), Size: 2.5 Acres, Ward 4 (Brown), APN: 138-10-201-012.

APPROVED
cc 12-1

- B-5. GPA-40-99 - LV VEGAS JONES, LIMITED LIABILITY COMPANY ON BEHALF OF USA PROPERTIES FUND - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the northwest corner of Jones Boulevard and Vegas Drive, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 8.32 Acres, Ward 4 (Brown), APN: 138-23-801-003.

DENIED
12-1 cc.

- B-6. GPA-41-99 - NEVADA RAINBOW LIMITED PARTNERSHIP, ET AL - Request to Amend a portion of the Northwest Sector Plan on property located on the north side of Centennial Parkway, between Buffalo Drive and Tenaya Way, From: R (Rural Density Residential [Town Center Expansion Area]) To: TC (Town Center); and to Amend a portion of the Town Center Land Use Plan to allow SX-TC (Suburban Mixed Use) development, Size: 39.00 Acres, Ward 4 (Brown), APN: Multiple.

DENIED
Jan 5 cc

- B-7. GPA-42-99 - COREY MORLEY, ET AL - Request to Amend a portion of the Northwest Sector Plan of the General Plan for properties located on the south side of Lone Mountain Road, between Barden Road and Shaunber Road, From: PCD (Planned Community Development) To: SC (Service Commercial) and M (Medium Density Residential), Ward 4 (Brown), APN: 137-01-101-005 through 008.

C. WARD 1:

- C-1. GPA-28-99 - HUFF 1993 TRUST, ET AL ON BEHALF OF LAURICH PROPERTIES, INC. - Request to Amend a portion of the Southeast Sector of the General Plan for properties located on the southeast corner of Decatur Boulevard and Alta Drive, From: L (Low Density Residential) and SC (Service Commercial) To: SC (Service Commercial), Size: 1.8 Acres, Ward 1 (McDonald), APN: Multiple.

DENIED
cc 12-1

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DENIED
C-2
cc 12-1

GPA-29-99 - AMERICAN STORES PROPERTIES, INC. ON BEHALF OF FLETCHER JONES IMPORTS - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the northwest corner of Sahara Avenue and Tenaya Way, From: SC (Service Commercial) To: GC (General Commercial), Ward 1 (McDonald), APN: 163-03-404-020.

denied
C-3
12-1 cc

GPA-34-99 - LYLE BRENNAN ON BEHALF OF LYLE B's, INC. - Request to Amend a portion of the Southwest Sector of the General Plan for property located on the north side of O'Bannon Drive, between Jones Boulevard and Redrock Street, From: DR (Desert Rural Density Residential) To: O (Office), Size: 0.72 Acres, Ward 1 (McDonald), APN: 163-01-304-005.

ABEYANCE
D-1
10-28-99

WARD 2:

GPA-24-99 - THE HOWARD HUGHES PROPERTIES, INC. - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the west side of Village Center Circle, north of Golf Center Drive, From: H (High Density Residential), To: SC (Service Commercial) and H (High Density Residential), Ward 2 (L. B. McDonald), APN: 138-19-811-004.

APPROVED
D-2
cc 12-1

GPA-39-99 - PAT J. AND YVONNE PELLEGRINO - Request to Amend a portion of the Southwest Sector of the General Plan for properties located along Griscorn Court, on the north side of Charleston Boulevard, between Rainbow Boulevard and Antelope Way, From: L (Low Density Residential) To: O (Office), Size: 3.5 Acres, Ward 2 (L. B. McDonald), APN: 138-34-817-001 through 007.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
5:15 PM	
<u>COMMISSIONERS BRIEFING:</u>	
<u>PRESENT:</u>	
Michael Buckley - Chairman Craig Galati - Vice Chairman Michael Mack Marilyn Moran Stephen Quinn Leni Skaar	Kyle Walton, Planning and Development Department, called the Briefing to order at 5:30 P.M.
<u>EXCUSED:</u>	
Hank Gordon	
<u>STAFF PRESENT:</u>	
Doug Powell - Planning & Development Dept. David Petrovich - Planning & Development Dept. Chris Knight - Planning & Development Dept. Kyle Walton - Planning & Development Dept. Gary Leobold - Planning & Development Dept. Scott Albright - Planning & Development Dept. Bart Anderson - Public Works Rick Schroder - Public Works Steve George - City Attorney's Office Linda Owens - City Clerk's Office	<u>Item No. A-1, GPA-25-99:</u> Mr. Walton said this request is to convert a residence into an office. There are offices east of Stockton, but this is an established residential neighborhood.
	<u>Item No. A-2, GPA-27-99:</u> Mr. Walton noted this is a request to change the property from M to PF for a Women's Treatment Facility.
	<u>Item No. A-3, GPA-32-99:</u> Mr. Walton advised that the developer wants to change the zoning on Fredrick and Gregory from Medium Density to Light Industrial/Research to put in a row of industrial type complexes, including a paint facility.
	<u>Item No. A-4, GPA-33-99:</u> Mr. Walton said the applicant has requested this item be held in abeyance indefinitely. The neighborhood wants to meet with staff to find out if a park will be going on this property.
	<u>Item No. A-5, GPA-36-99:</u> Mr. Walton explained that the applicant wants to amend the West Las Vegas Plan from Medium-Low Density Residential to Medium Density for low income senior housing.
	<u>Item No. A-6, GPA-43-99:</u> Mr. Walton said this is a request to amend a portion of the Southeast Sector of the General Plan from Medium-Low Density Residential to Medium Density Residential for Multi-Family Residential. Staff is in support of this application.
	<u>Item No. B-1, GPA-26-99:</u> Mr. Walton advised that this is a request to change the land use east of the church from R to L. The area to the west is in a transition to L type residential.
	<u>Item No. B-2, GPA-30-99:</u> Mr. Walton said this is a request to expand the Town Center from its current boundaries to include areas that are not a part of the Town Center. Staff is recommending approval of a portion of this application and denial of the remainder.

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ITEM

ACTION

COMMISSIONERS BRIEFING:

Chris Knight, Planning and Development, added that when Town Center was adopted there was an agreement with the neighbors, County, and City which was adopted by the City Council. Staff recommended approval in its entirety because it was for the full build-out of the area. About 3% of the Town Center area has been built and another 13% approved by the Planning Commission and City Council. It is difficult to expand an area that only has a 16% build-out. If it were greater, then perhaps it could be done. Staff is not opposed to expanding the Town Center, but is wondering when the appropriate time would be.

Mr. Walton noted that whatever happens here will directly affect the General Plan Amendment on the other side of the Beltway.

Item No. B-3, GPA-35-99:

Mr. Walton stated that Nevada Power Company has requested this item be held in abeyance to the 11/4/99 Planning Commission meeting.

Item No. B-4, GPA-37-99:

Mr. Walton said this request is for the purpose of constructing an office complex. Staff feels it would be appropriate as long as they keep it to a low profile.

Item No. B-5, GPA-40-99:

Mr. Walton noted this is for a senior apartment facility on Jones and Vegas. The applicant is proposing two-story buildings. Staff is recommending denial. The adjacent houses are single story. Multi-family should be compatible with single family. Another concern is the density of 22.83 units per acre. Medium density goes up to 25 units per acre.

Item No. B-6, GPA-41-99:

Mr. Walton said this is another expansion of Town Center. The applicant would like to take the existing Town Center boundary and bring in a portion of the northeast corner of the Beltway to use as Suburban Mixed Use.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. B-7, GPA-42-99:

Mr. Walton stated this application is to change the Northwest Sector Plan from PCD to SC and M. The area is beyond the Beltway and south of Lone Mountain. Staff has a concern that one of the goals of the Northwest Plan is to have properties be part of a master planned community. In this case, it is not, so staff is recommending denial.

Item No. C-1, GPA-28-99:

Mr. Walton said staff is concerned that this drug store would be an inappropriate intrusion into a neighborhood.

Item No. C-2, GPA-29-99:

Mr. Walton advised that staff feels this would be an inappropriate change because General Commercial would be incompatible with the residential uses to the north and incompatible with the church to the east. There should not be any car dealerships west of the church.

Mr. Knight added that the aspect of a new car dealership versus used cars is an issue of zoning. The General Plan Amendment is just for the land use.

Item No. C-3, GPA-34-99:

Mr. Walton said this is located behind Service Commercial activities. Because it is surrounded by Desert Rural, it would be incompatible with the area. Staff recommended denial.

Mr. Knight added that if the General Plan Amendment and Rezoning are approved, and then they lose the driveway ingress/egress easement across the property to the west giving access to Jones, the only access would be on O'Bannon. They would not have Commercial access.

Item No. D-1, GPA-24-99:

Mr. Walton said this item should be held to the 10/28/99 meeting because there was an error in the notification map.

Item No. D-2, GPA-39-99:

Mr. Walton stated that this request is for an office development. It is separated from the residential to the north and east by an alley and two distinct walls.

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ITEM

ACTION

COMMISSIONERS BRIEFING:

General Discussion:

Mr. Walton referred to a sheet that was passed to the Commissioners which indicated guidelines when considering General Plan Amendments. There were five guidelines as follows:

1. Is the proposed amendment warranted by changed conditions in the community, corrections to the plan, or changes in related long-range City policies for the overall growth and development of the community?
2. Will the proposed land use have any adverse effects on the character of the neighborhood or the circulation of traffic?
3. Are all of the zoning districts allowed within the proposed land use classifications compatible with the surrounding area in relation to the types of uses permitted, intensity of those uses and densities allowed? If not, why not?
4. Is there adequate infrastructure (road, water, sewer, etc.) to support the proposed land use? Or will these facilities be adequate when the area is developed as proposed? What assurances have been made?
5. Are there adequate public services (police, fire, schools, parks, etc.) to support the proposed land use? Or will these facilities be adequate when the area is developed as proposed? What assurances have been made?

Mr. Walton adjourned the Briefing at 5:58 P.M.

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ITEM	ACTION
6:00 PM	
ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.	CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M.
CALL TO ORDER:	STAFF PRESENT:
6:03 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.	Tim Chow, Director, Planning and Development Department
ROLL CALL:	Doug Powell, Deputy Director, Planning and Development Department
Michael Buckley - Present Chairman	David Petrovich, Comprehensive Planning Supervisor, Planning and Development Department
Craig Galati - Present Vice Chairman	Kyle Walton, Senior Planner, Planning and Development Department
Hank Gordon Excused	Gary Leobold, Senior Planner, Planning and Development Department
Michael Mack Present	Scott Albright, Planner II, Planning and Development Department
Marilyn Moran Present	Jason Allswang, Planning Technician, Planning and Development Department
Stephen Quinn Present	Bart Anderson, Project Engineer, Public Works
Leni Skaar Present	Rick Schroder, Project Engineer, Public Works
ANNOUNCEMENT:	Steve George, Deputy City Attorney
Satisfaction of Open Meeting Law Requirements.	Linda Owens, Deputy City Clerk
This meeting has been properly noticed and posted at the following locations:	
Clark County Government Center, 500 South Grand Central Parkway	MR. WALTON announced this meeting is in compliance with the Open Meeting Law.
Senior Citizens Center, 450 East Bonanza Road	
Clark County Courthouse, 200 East Carson Avenue	
Court Clerk's Office Bulletin Board, City Hall Plaza	
City Hall Plaza, Special Outside Posting Bulletin Board	

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ACTION

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

CHAIRMAN BUCKLEY announced any item in this agenda may be taken out of order if requested by the applicant, staff, or a member of the Planning Commission.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<u>PUBLIC HEARING ITEMS:</u>	
<u>WARD 3:</u>	
A.	
A-1.	
<u>GPA-25-99 -- ROBERT L. AND CYNTHIA E. NOLEN</u>	Quinn - DENIED Motion for APPROVAL resulted in a tie and did not establish a super-majority vote with Buckley, Galati and Skaar voting "No," so this item will be forwarded to the City Council with a DENIAL recommendation. (Gordon excused)
Request to Amend a portion of the Southeast Sector of the General Plan on property located at 2000 Stockton Avenue, From: L (Low Density Residential), To: O (Office), Ward 3 (Reese), APN's: 162-02-811-181, 162-02-811-182, and 162-02-811-184.	
<u>STAFF RECOMMENDATION:</u> DENIAL.	SCOTT ALBRIGHT, Planning and Development, stated this amendment to the Southeast Sector Map of the City of Las Vegas General Plan from L (Low Density Residential) to O (Office) was filed by the applicants, Robert and Cynthia Nolen, for the purpose of converting their existing single family residence to an office use. The applicants justified their request with the following:
<u>NOTICES MAILED:</u> 207	
<u>APPROVALS:</u> 1	1. The nature of the neighborhood has changed through time and the house and improvements that have been built are no longer appropriate or best and highest use for this commercialized and high traffic area.
<u>PROTESTS:</u> 1	2. The value of the improvements are not met by restriction for future use as a single family residence.
	The subject properties are located on the southwest corner of Saint Louis Avenue and Stockton Avenue. Saint Louis Avenue is designated on the Master Plan of Streets and Highways as a Secondary Collector street with a minimum right-of-way of 80 feet. Stockton Avenue is not designated on the Master Plan of Streets and Highways.
	Section 19A.18.030.(i) of the City of Las Vegas Zoning Ordinance (Title 19A) requires the following conditions be met in order to justify a General Plan Amendment:

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ITEM

GPA-25-99 - ROBERT L. AND CYNTHIA E. NOLEN

ACTION

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designation.

To the east it is designated as SC (Service Commercial). Northwest and south it is designated as L (Low Density Residential). Usually an Office use would serve as a good buffer between the Service Commercial and Low Density Residential uses, but because of the location of this property being on the edge of a residential neighborhood, approval would begin to obscure an existing clear line between commercial and residential properties within the neighborhood.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or designations.

The Office designation is usually a good buffer from residential development, but due to the location of this property, the end result would be a non-residential use encroaching into an established residential district.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation.

Generally all City services are available to the site. Staff is concerned about Stockton Avenue as it seems to be serving a dual purpose. East of Stockton Avenue are office uses. A lot of the patrons to those uses are parking on the east side of Stockton Avenue. Staff feels that allowing this commercial use on the east side of the street could set a precedent for more commercial uses.

4. The proposed amendment conforms to other applicable adopted plans and policies.

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GPA-25-99 - ROBERT L. AND CYNTHIA E. NOLEN

Staff finds this amendment inappropriate for the following reason:

1. The application does not meet the requirements of Section 19A.18.030.(i) of the City of Las Vegas Zoning Code regarding subsections "1", "2" and "3".

Staff recommended denial.

ROBERT L. NOLEN, 2000 Stockton Avenue, appeared to represent the application. He contacted staff approximately a year ago and asked how they felt about this application. They did not have an objection. About a month ago he found out staff objects to this request because there is a change in administration and philosophy in the Planning and Development Department. Both sides of the street are used for commercial parking. There is noise during the night from trash being picked up at the attorney's office across the street. His neighbors do not object to this request. There is too much traffic on his street, but that was not the case six years ago when the house was purchased.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MACK noted that there is a pool on this property which the applicant plans to fill in to provide more parking.

COMMISSIONER QUINN has relatives living in the area and felt this neighborhood has changed. Small offices would be appropriate.

COMMISSIONER MORAN wondered about traffic circulation.

MR. NOLEN explained that there is only about nine feet from the back of the house to the block wall. He pointed out on the monitor where the parking would be located on the property.

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VICE CHAIRMAN GALATI was concerned that this will set a precedent.

COMMISSIONER SKAAR objected to only one access to the parking lot off Stockton Avenue. If there was an appropriate place for P-R to proceed, it would be down St. Louis. A precedent would be set that the office uses would go in the wrong direction.

COMMISSIONER QUINN felt that if the neighbors objected to this application, they would be attending this meeting.

CHAIRMAN BUCKLEY noted that the Planning Commission denied a comparable application recently because it was only one house in the block making the request.

To be heard by the City Council on 12/1/99.

(6:09 - 6:26) 1 - 169

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ITEM	ACTION
A-2.	<u>GPA-27-99 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY</u> Request to Amend a portion of the West Las Vegas Plan on-property located east of F Street between Washington Avenue and Adams Avenue, From: M (Medium Density Residential) To: PF (Public Facility), Size: 0.79 Acres, Ward 3 (Reese), APN's: 139-27-210-110 and 134. <u>STAFF RECOMMENDATION:</u> APPROVAL <u>NOTICES MAILED:</u> 143 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 Skaar - APPROVED Unanimous (Gordon excused) GARY LEOBOLD, Planning and Development, stated this application is intended to amend the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility), to accommodate the development of a residential women's treatment facility. It would function as an addition to the existing Economic Opportunity Board (EOB) Alcohol and Drug Rehabilitation Treatment Center which operates on the southern portion of the site. The applicant justified the request for the following reason: 1. Adding 21 women's beds would increase the number of residential treatment beds from 36 to 57. The applicant anticipates being able to help an additional 126 individuals. The total provided assistance would increase from 216 to 342 individuals receiving residential treatment. The subject site is comprised of five lots, each 50 feet by 140 feet. Three of these lots face Washington Avenue, at the northeast corner of the intersection with F Street. The other two lots are north of the first parcel, and separated from it by an alley. The three-lot parcel to the south is occupied by the Economic Opportunity Board (EOB) Treatment Center. This 39 bed facility has been operated as a drug and alcohol treatment center since 1975, and has had a residential component since 1992. The two-lot parcel to the north is currently vacant. The subject site is located within the West Las Vegas Plan area. This Plan was approved by the City Council in March, 1994, and designates this site as M (Medium Density Residential).

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ACTION

GPA-27-99 - ECONOMIC OPPORTUNITY
BOARD OF CLARK COUNTY

Objective #4 under the Land Use Element in the West Las Vegas Plan suggests that the development of the vacant lots in the "Old Westside" neighborhood is desirable. The area is flagged as an area for future mixed use development. The Community Services Element of the Plan recognizes the existing EOB Center and other EOB operations in the area, primarily to the east, but does not discuss future expansion or relocation of such facilities in the area.

This site is located in an area where all utilities are currently in place and are available to this site.

Chapter 19A.18.030 (i) has four conditions that have to be met in order to justify a General Plan Amendment as follows:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or designations;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

With regard to "1" above, the density and intensity of the proposed development is similar to that which could be built on the surrounding sites that are all designated as M (Medium Density Residential).

With regard to "2" above, the subject site will require rezoning to the C-V (Civic) Zoning District, in order to accommodate the proposed development. The C-V District is compatible with the zoning on surrounding sites, which is R-3 (Medium Density Residential) and R-4 (High Density Residential).

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<u>GPA-27-99 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY</u>	With regard to "3" above, local infrastructure is adequate for the proposed development. Washington Avenue is considered a secondary arterial (Map CR-A, West Las Vegas Plan). Transit routes exist along Washington Avenue, and along both D Street and H Street nearby. Ethel Pearson Park is within one block of the subject site. With regard to "4" above, there are no additional policies and procedures that would be applicable. Staff finds this amendment appropriate for the following reasons: 1. The proposed use is an extension to a treatment facility with a residential component. The site in question is located within the "Old Westside" mixed use neighborhood. The Plan, however, has no policy statement which specifically references this mix of uses for this area. 2. The proposed use would occupy a site which is currently vacant. Objective 4 of the Land Use Element of the West Las Vegas Plan notes that vacant sites are a problem in the "Old Westside" mixed use neighborhood. The proposal also represents the extension of a social aid facility which has existed in this neighborhood since the mid 1970s. 3. The PF (Public Facility) category is appropriate for the site and will accommodate the proposed land use. 4. This application meets the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding Subsections 1, 2, 3 and 4. Staff recommended approval.

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GPA-27-99 - ECONOMIC OPPORTUNITY
BOARD OF CLARK COUNTY

VILIUS PASKEVICIUS, Economic Opportunity Board Treatment Center, 5205 Crimson Ridge Drive, appeared to represent the application. He commended staff for their assistance with this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR commented that there is a need for more beds to accommodate these types of patients. She felt this expansion will be full as soon as it opens.

To be heard by the City Council on 12/1/99.

(6:26 - 6:34) 1 - 712

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ITEM

ACTION

A-3.

GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

Request to Amend a portion of the West Las Vegas Plan on properties located at 101, 105 and 109 Fredrick Avenue and 1900-1952 Gregory Street, From: M (Medium Density Residential) To: LI/R (Light Industrial/Research), Ward 3 (Reese), APN's: 139-22-313-001 through 003, 139-22-313-017 through 033.

STAFF RECOMMENDATION: DENIAL

NOTICES MAILED: 200

APPROVALS: 70

PROTESTS: 15

**Galati -
DENIED
Unanimous
(Gordon excused)**

NOTE: There was a prior motion by Quinn for Approval, which did not carry with Buckley, Galati, Mack and Skaar voting "No."
(Gordon excused)

GARY LEOBOLD, Planning and Development, stated this application is for an industrial development on a parcel on the east side of Gregory Street with a parking lot on the west side of Gregory Street.

The applicant has justified the request because this proposal will find an attractive alternative to the existing vacant lot problems. When the General Plan was adopted it could not have been anticipated that this property would become an undeveloped blight on the neighborhood.

Second, zonings similar to the existing standards will provide for a positive upgrade to the entire neighborhood.

Third, the continued promotion of the objectives of the General Plan as designated in N.R.S. 278, including improving air quality by the elimination of three acres of dust producing vacant lots, improving health and general welfare by the elimination of the vacant property hazards and easy access to the adjacent residential properties.

Four, improve property values and neighborhood pride.

The subject site is composed of 20 lots. Seventeen of the lots are contiguous and located between Gregory Street and Losee Road south of Lake Mead Boulevard, which is designated as a primary roadway in the Master Plan of Streets and Highways. These lots currently have access only from Gregory Street, which is designated as a local roadway. On the eastern edge of the parcel Losee is completely located within the City of North Las Vegas and the eastern boundary of these lots is coterminous with the city limits. The applicant is exploring the option of legal access to Losee Road with the City of North Las Vegas. The other three lots are northwest of the first parcel and separated from it by Gregory Street.

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GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

The intent of the applicant is to use the 17-lot parcel for the development of an industrial complex and to use the 3-lot parcel for a parking area intended for employees of the development.

The site is located within the West Las Vegas Plan area. The Plan was approved by the City Council in March of 1994. It designates the site as M (Medium Density Residential). There is little in the West Las Vegas Plan to indicate the suitability of the proposal. Utilities are in place and available to this site.

This land use allows for activities which could be incompatible with those that could be developed on adjacent land to the west, which are designated as M. This application could also provide an opportunity for the establishment of transitional land uses on the subject site which would be relatively compatible with both the Low Density Residential to the west and Heavy Industrial to the east in North Las Vegas. The West Las Vegas Plan, Objective 2 of the Land Use Elements, states that they need to address Planning and Zoning incompatibilities and supports the development of Commercial and Light Industrial uses where appropriate to improve the economy in the area.

In regard to zoning, the subject site would require a zoning from CPB (Planned Business Park), CM (Commercial Industrial District), or M (Industrial District). Only the CPB district is compatible with the adjacent R-1 and R-2 areas to the west and south of the site.

In regard to local infrastructure, it's adequate for the proposed development provided the applicant can be successful in obtaining approval from the City of North Las Vegas for vehicular access from Losee Road. Access to the industrial development from Gregory Street would not be appropriate.

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GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

This application is inappropriate for the following reasons:

1. The West Las Vegas Plan designates this site for Medium Density Residential Uses. The proposed use is an industrial multiple tenant development. The site in question is located at the interface of an established Low Density Residential neighborhood and an industrial area occupied with auto oriented repair shops and other outdoor storage. As this adjacent industrial area is located in North Las Vegas, the City of Las Vegas is not in a position to influence the appearance. This has resulted in a conflict in land uses, and is likely the reason the subject lands have never been developed for the designated use of Medium Density Residential.
2. This application does allow for the possible development of certain industrial uses which could act as a satisfactory buffer between the industrial uses to the east and the residential area to the west. Unfortunately, once granted, this amendment cannot guarantee the development of just these appropriate transitional uses, and would allow for a wider range of industrial activity.
3. The LI/R (Light/Industrial Research) land use category allows for three zoning districts; two of which are incompatible with Low Density Residential housing. If this requested amendment is granted, it is possible that the Industrial zoning boundary would move farther west and into an established neighborhood instead of creating a transitional area.
4. The application does not meet the requirements of Section 19A-030(i) of the Zoning Code regarding Subsections 1, 2 and 4 and potentially 3. If the applicant is unsuccessful in obtaining permission from the City of North Las Vegas there will have to be direct vehicle access to the site from Losee Road.

Staff recommended denial.

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GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

ACTION

JIM THOMPSON, SR., Chairman of the Board, Thompson Development Company, Inc., 3411 Precision Drive, appeared to represent the application. This property is in escrow pending this General Plan Amendment and Rezoning and issuance of building permits. This property has been a problem for the City, owners of the property and residents of the area. This development will consist of a 56,004 square foot concrete tilt-up building, 1,060 feet long, facing Losee Road. This project has been changed several times after meetings with the City of Las Vegas and City of North Las Vegas. They have tried to design this to be an attractive visual and physical buffer between the residences to the west and the auto junk yards to the east. This project will occupy the south 7,300 square feet of this parcel and have owners on-site. There will be security cameras. He submitted a petition with 66 signatures in approval.

There were 8 persons in the audience in approval.

CHAIRMAN BUCKLEY declared the Public Hearing open.

ISADORE WASHINGTON, Leona Avenue, West Las Vegas Executive Board, appeared in protest. The applicant did not inform his Board about the merits of this project.

ANTHONY SNOWDEN, 601 Freeman Avenue, appeared in protest. A couple of years ago the City allocated monies through the State for low income housing to revitalize this neighborhood. This proposal is not appropriate for the neighborhood. However, this property is an eyesore. The neighbors need more information on this proposal.

ELEANOR WALKER, 308 Elliott Avenue, appeared in protest. This neighborhood does not have a high crime rate. This property is a blight, but this project will increase the traffic and crime rate. The neighbors don't understand Industrial zoning. This neighborhood should be preserved.

There were 8 persons in the audience in protest.

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GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

CLAUDIA WARD, 1956 Susan, appeared in protest. She was concerned that there might be an access from Gregory if there is no access from Losee Road. From Lake Mead to Gregory there is no left turn lane so eventually the traffic would have to go to D Street, come back to Alexander, to get into this property, making traffic pass a school. This is a family neighborhood and they want it to remain as it is at the present time.

OLIVIA B. BLACKWELL, 113 Fredrick Avenue, appeared in approval. Her home has been broken into three times and drug addicts live on her street. People in the neighborhood dump their trash in the vacant property adjacent to her home. Most people that are in opposition to this project don't live close to the property.

DORIS REMBERT, 312 Mike Circle, appeared in protest. This is a very nice neighborhood, but there is no neighborhood that is perfect. She was concerned about the traffic, particularly around the school. This project is not going to fix the problems in the neighborhood.

REVEREND ROBERT JEFFERSON, 217 Fredrick Avenue, appeared in approval. This property is an eyesore, so this project will be an improvement for the neighborhood.

MOSE WASHINGTON, 328 Mike Circle, appeared in protest. The City should stop people from dumping trash on this property. This project is not needed in the neighborhood.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

JIM THOMPSON, JR., President, Thompson Development Company, Inc., 3316 Wild Blossom Drive, appeared to represent the application. They do not intend to have Gregory as an access; it will be on Lake Mead. Losee Road is a heavy industrial road and this would be a good buffer. Apartments would affect the traffic more than this development. They have gone door-to-door to inform the neighbors of this request. The West Las Vegas Executive Board was contacted, but they were unable to get on their agenda. Consequently, they held a meeting at the West Las Vegas Library and made changes to this project as a result of that meeting.

COMMISSIONER QUINN objected to low-income housing on this property. The property is an overall blight and this is the most appropriate use for this site.

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GPA-32-99 - . PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

COMMISSIONER SKAAR said the residents on Leona are fearful that some apartments in the area would be rebuilt. The most recent idea for these lots was transitional housing for the homeless. The idea before that was to move the old Sierra Arms buildings onto the lots and re-erect them as low-income housing. The residents in those homes were vocal about not wanting that to happen as that was not their idea of a neighborhood. It was feared the crime rate would increase and they would re-visit activities that took place when the apartments were standing. She felt that no one will build anything but low-income transitional housing on this property because of the junk yards. Something besides residential has to be the answer for this property.

VICE CHAIRMAN GALATI said looking at this neighborhood from the Losee side it is not very attractive, but driving into the neighborhood it is very well maintained. Single family homes will probably not be developed on this property. Perhaps some type of attached housing might be appropriate.

JAMES THOMPSON, JR. said their business requires painting and M zoning. They would be willing to have a condition that states the small contractors storage could not exceed the height of the fence so it would not be visible from the neighborhood. The property has to be graded down three feet and with an eight foot fence, that makes the property eleven feet lower than the surrounding properties.

CHAIRMAN BUCKLEY asked if the Commission is limited to this particular General Plan Amendment request versus not as intense an amendment.

DEPUTY CITY ATTORNEY GEORGE answered that the Commission would not be limited to this specific GPA request on this agenda, but prohibited from anything less restrictive, and could come down as far as the intensity of the General Plan. Office would be a less intense classification.

MR. THOMPSON responded that nobody would use Losee for an office with what is across the street.

COMMISSIONER SKAAR asked the applicant if they have permission from the City of North Las Vegas to have access onto Losee Road.

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ACTION

GPA-32-99 - PATRICK AND MARTHA BASH,
ET AL ON BEHALF OF THOMPSON
DEVELOPMENT COMPANY, INC.

MR. THOMPSON responded that they don't have permission at this time, but it would be a condition of this approval.

DEPUTY CITY ATTORNEY GEORGE advised that in light of the GPA being placed on the agenda without a zone change request, it would not be entirely inappropriate to add reasonable conditions to this GPA.

TIM CHOW, Planning and Development, urged that no conditions be placed on any General Plan Amendments. They are just broad long-term visions for a property.

To be heard by the City Council on 12/1/99.

(6:34 - 7:22) 1 - 970

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ITEM

ACTION

A-4.

GPA-33-99 - NADER-NOOROZIAN

Request to Amend a portion of the West Las Vegas Plan on property located on the southeast corner of Owens Avenue and "H" Street, From: P (Park/School) To: SC (Service Commercial), Size: 0.27 Acres, Ward 3 (Reese), APN's: 139-27-110-001 and 004.

ON OCTOBER 15, 1999 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY TO ALLOW TIME TO MEET WITH STAFF.

**Galati -
ABEYANCE INDEFINITELY
Unanimous
(Gordon excused)**

KYLE WALTON, Planning and Development, stated the applicant has requested this item be held in abeyance indefinitely.

DENNIS RUSK, Architect, 3960 East Patrick Lane, #203, appeared to represent the applicant. They met with the neighborhood committee. The committee said they want to meet with staff and their Councilman to see when and if this land will be acquired by the City for a park. If it was not going to be acquired for a park, then the highest and best use for it. The applicant agreed to holding this in abeyance to find the best resolution.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

(6:06 - 6:07) 1 - 65

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ITEM	ACTION
A-5.	<u>GPA-36-99 - ROBERT PEROZZI, ET AL ON BEHALF OF NATIONAL CHURCH RESIDENCES</u> Request to Amend a portion of the West Las Vegas Plan on property located on the west side of Tonopah Drive, north of Bonanza Road, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 4.36 Acres, Ward 3 (Reese), APN: 139-29-704-017. <u>STAFF RECOMMENDATION:</u> APPROVAL <u>NOTICES MAILED:</u> 198 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 Skaar - APPROVED Motion carried with Galati abstaining from voting because the applicant has business with a client of his architectural firm. (Gordon excused) KYLE WALTON, Planning and Development, stated this request is for low income senior housing. The property is located on Tonopah Drive near Bonanza Road. It will be a two-story facility with 74 one-bedroom apartments and a two-bedroom unit for the resident manager. Staff finds this amendment appropriate because the proposed land use category allowed for this activity is compatible with those adjacent to the site. The zoning designations for this development are compatible with the surrounding adjacent zoning designations. Existing infrastructure along Tonopah would support this project. This would fulfill the housing element of the Northwest Plan's needs for low-income housing. Staff recommended approval. ART SCHULTZ, 509 Market Street, Suite 400, Shreveport, Louisiana, appeared to represent National Church Residences. VICE CHAIRMAN GALATI was concerned as to whether he should vote on this item since he is on the Board of Southern Nevada Housing Corporation and they have discussed doing some joint ventures with National Church Residences. MR. SCHULTZ said this is not a project that is in conjunction with any other project. The applicant's mission is to develop affordable housing for seniors. They have approximately 160 developments nationwide and want to come into the Las Vegas market. The approval of the West Las Vegas Executive Board is in approval. JAMES ALEXANDER, SGB Architects, 2655 South Rainbow Boulevard, Suite 410, appeared to clarify that this could possibly be a project in conjunction with Southern Nevada Housing Corporation. VICE CHAIRMAN GALATI then stated he would abstain from voting on this item.

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ITEM

ACTION

GPA-36-99 - ROBERT PEROZZI, ET AL ON
BEHALF OF NATIONAL CHURCH
RESIDENCES

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR commented that the income level
this project will address is needed.

To be heard by the City Council on 12/1/99.

(7:22 - 7:26) 1 - 3000

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ITEM	ACTION
A-6.	<u>GPA-43-99 - OWENS EQUITIES, LIMITED LIABILITY COMPANY</u> Request to Amend a portion of the Southeast Sector of the General Plan for property located at 4093 East Owens Avenue, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 5.29 Acres, Ward 3 (Reese), APN: 140-30-503-001. <u>STAFF RECOMMENDATION:</u> APPROVAL <u>NOTICES MAILED:</u> 524 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 Galati - APPROVED Unanimous (Gordon excused) SCOTT ALBRIGHT, Planning and Development, stated this property is located on the south side of Owens Avenue immediately west of Lamb Boulevard. This proposal will be compatible with the properties to the west, which are Medium Density, to the south is Medium-Low Density, to the north is Sunrise Manor where it's designated similarly, and to the east of the property is Medium-Low as well. There are two zoning categories that are compatible with this land use category, R-3 and R-PD. Owens Avenue is a primary roadway with a hundred foot right-of-way minimum. Staff feels that adequate utilities are in place. Objective C of the Land Use Element of the General Plan states that a compatible balance of land uses should be established. Staff finds this Amendment appropriate for the following reasons: 1. Objective C of the Land Use Element of the General Plan encourages a compatible balance of land uses throughout the City. 2. The application does meet the requirements of Section 19A.18.030(i) of the City of Las Vegas Zoning Code regarding Subsections 1, 2, 3 and 4. Staff recommended approval. LYNN AFFLECK, Civil Engineer, 4987 Idaho Avenue, appeared to represent the applicant. He concurred with staff.

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ITEM

ACTION

GPA-43-99 - OWENS EQUITIES, LIMITED
LIABILITY COMPANY

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 12/1/99.

(7:26 - 7:29) 1 - 3250

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ITEM	ACTION
B. B-1. <u>WARD 4:</u> <u>GPA-26-99 - CALVIN OWENS AND LAMB OF GOD LUTHERAN CHURCH</u> Request to Amend a portion of the Northwest Sector Plan of the General Plan on property located between Azure Drive and the proposed Beltway, approximately 630 feet east of Jones Boulevard, From: R (Rural Density Residential) To: L (Low Density Residential), Ward 4 (Brown), APN's: 125-25-101-003 and 008. <u>STAFF RECOMMENDATION:</u> APPROVAL <u>NOTICES MAILED:</u> 46 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 1 Speaker	Galati - DENIED Motion carried with Buckley voting "No" and Quinn abstaining from voting because his company has contracts with Carter and Burgess. (Gordon excused) GARY LEOBOLD, Planning and Development, stated the applicant plans to use this site for single family housing similar to the adjacent site to the east. With regard to the conditions in the Las Vegas Zoning Code to justify a General Plan Amendment in terms of density and intensity, the proposed land use category allows for activities which are compatible with those proposed for adjacent lands to the east and south. This site will require rezoning to R-PD (Residential Planned District) to implement the L (Low Density) Land Use category. The entire area surrounding the site can expect to be redesignated, with the exception of the site to the west, which is intended for a post office. Infrastructure can be extended to service this development from adjacent sites. Staff finds this Amendment appropriate for the following reasons: 1. Although the Northwest Sector Plan designates this site, as well as the adjacent lands to the west and south, for Rural uses, designation of the site in question for Low Density Residential uses would allow for the westward expansion of the approved Low Density Residential area to the immediate east of the subject site. With the exception of the existing church site to the west, this change would allow for a logical expansion of Low Density Residential land uses westward through this area. 2. This site abuts lands approved for or intended for residential development of similar density to that proposed on this site. 3. This application meets the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding Subsections 1, 2, 3 and 4. Staff recommended approval.

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ITEM

ACTION

GPA-26-99 - CALVIN OWENS AND LAMB OF
GOD LUTHERAN CHURCH

ROBERT JOHNSON, Carter and Burgess, 6655 Bermuda Road, appeared to represent the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. She wondered why this is considered to be compatible with the existing Eagle Creek II property when all it does is expand it. When crossing the line between Low and Rural it doesn't mean a project should be continued at the same density. The General Plan should be upheld. This project could be expanded with Rural Density Residential. The property owners worked long and hard on the General Plan. Rural should be next to a school.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. JOHNSON appeared in rebuttal. They held a neighborhood meeting and the concern was the type of lighting in the project. Pulte Homes intends to install gas lamp lighting. He explained the development throughout the area.

CHAIRMAN BUCKLEY said this application is not just an expansion of the Low, but there are other reasons behind it.

COMMISSIONER MACK said that if a straight line was drawn down Leon it is consistent that all the L zoning is to the right and R to the left.

DON BOETTCHER, Pulte Homes, 1635 Village Center Circle, appeared to represent the application as the developer. There have been many meetings with the residents, staff, property owners and the church. The obstacle is that the City was left with the Beltway residual right-of-way acquisition that occurred in this area. It was the church's intent to put in an elementary school on their site, but decided they didn't need the entire ten acres. If they don't sell the remaining five acres to Pulte Homes, then there will be five acres on the market. He just wants to continue with the existing project under a 5.49 density category.

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ITEM

ACTION

GPA-26-99 - CALVIN OWENS AND LAMB OF
GOD LUTHERAN CHURCH

VICE CHAIRMAN GALATI noted that this application is on the highest side of the Low Density Residential.

MR. BOETTCHER added that Pulte Homes is under contract provided that the General Plan Amendment and Rezoning are approved. If they cannot get the density being requested, this project would not be feasible. The park space is increased above the minimum for R-PD5.

COMMISSIONER SKAAR asked the height of the Beltway and the width of Azure.

BART ANDERSON, Public Works, responded that the width of Azure is 60 feet. The height of the Beltway is unknown.

COMMISSIONER SKAAR felt there is a definitive line indicating L on the east side of Leon. This will be the last parcel north of Azure. The Staff Report indicates, with the exception of the existing church site to the west, that this change would allow for a logical expansion of Low Density Residential land uses westward through this area.

To be heard by the City Council on 12/1/99.

(7:29 - 7:46) 1 - 3430

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ITEM	ACTION
B-2.	Skaar - DENIED R (RURAL) TO TC (TOWN CENTER); APPROVED SX-TC (SUBURBAN MIXED USE); and DENIED SX-TC (SUBURBAN MIXED USE) TO GC-TC (GENERAL COMMERCIAL - TOWN CENTER). Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm. (Gordon excused) SCOTT ALBRIGHT, Planning and Development, stated the first part of this application is a request from Rural Density to Town Center. That involves four parcels of land totaling approximately four acres on the west side of Tenaya. They are currently designated within the Town Center expansion area. The other part involves two parcels of land totaling four acres on the south side of the realigned Tropical Parkway. They are currently not within the expansion area boundaries. The second part involves a tract of land on the south side of the realigned Tropical Parkway. The proposal is to go from Medium Density Residential to the Suburban Mixed Use classification. Part of this application involves the northwest corner on the north side of the realigned Tropical Parkway where the request is to go from Suburban Mixed Use to a General Commercial Town Center designation. The applicant has indicated eleven reasons in favor of this Amendment. The subject property is located in the Southeast quadrant of the Town Center. Tenaya Way is designated as a secondary collector with a minimum right-of-way of 80 feet. Tropical Parkway also has an 80 foot right-of-way. Section 19A.18.030(i) requires certain conditions be met. The first condition deals with the density and intensity of the proposal. Regarding the Rural Density to Town Center that is expanding the Town Center to the east, staff believes a compatible land use pattern will be established where there is Town Center abutting Rural Density Residential. However, staff's primary concern is the timing of this particular part of the application. Staff feels it is premature to allow any expansion to occur within Town Center. Approximately 3% of Town Center is physically developed AND 13% approved for development.
<u>GPA-30-99 - CENTENNIAL RANCH, LIMITED LIABILITY COMPANY AND CENTENNIAL 95 LIMITED PARTNERSHIP ON BEHALF OF MONTECITO EAST, LIMITED LIABILITY COMPANY AND CLIFFORD AND DONNA FINDLAY TRUST</u>	
Request to Amend a portion of the Northwest Sector Plan on property located on the southeast corner of Buffalo Drive and the proposed Beltway, From: R (Rural Density Residential) To: TC (Town Center); and a request to Amend a portion of the Town Center Land Use Plan, From: M-TC (Medium Density Residential - Town Center) To: SX-TX (Suburban Mixed Use) (portion of site) and From: SX-TC (Suburban Mixed Use) To: GC-TC (General Commercial - Town Center) (portion of site), Size: 63.69 Acres, Ward 4 (Brown), APN: Multiple.	
<u>STAFF RECOMMENDATION:</u> DENIAL of request from R (Rural) to TC (TOWN CENTER); APPROVAL of request from M-TC to SX-TC; DENIAL of request from SX-TC to GC-TC	
<u>NOTICES MAILED:</u> 355	
<u>APPROVALS:</u> 1 Letter	
<u>PROTESTS:</u> 115	

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ACTION

GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

Regarding the request to go from Medium Density to Suburban Mixed Use, staff believes that the Suburban Mixed Use Adjacency Standards and provision of additional buffering adjacent to the subdivision to the south could result in an appropriate land use transition in place of the Medium Density classification. Staff's endorsement of this part of the request only involves those properties currently within Town Center. Those that are not within the Town Center boundaries are not part of this application.

Regarding the final part of this application from Suburban Mixed Use to General Commercial, staff acknowledges that generally this location is appropriate for General Commercial uses. However, there is an overall concern with the use of the General Commercial in the Town Center. In the past, it seems that General Commercial related to automobile dealerships, which was not the intent of Town Center.

All the utilities and infrastructure are in place. There will be the addition of a Metropolitan Police Department Substation.

The Northwest Sector Plan encourages the use of several land use designations as land use buffers. Staff believes that the intent of this statement is to protect existing residential development from more intense commercial development. In addition to the land use buffer concept, staff believes that protection of the residential areas could be accomplished through the provision of a significant amount of the required open space/landscaped areas as established in the Zoning Ordinance which is provided adjacent to the existing residential development.

Staff would encourage a green belt along the perimeter of the Town Center, including those areas contained within the designated expansion area at such a time as development of these parcels is appropriate. There would be a pedestrian path, etc., which would act as a buffer to adjacent residential development, provide an alternative transportation opportunity for the movement of people within Town Center, increase recreational opportunities for residents, and discourage any future expansion of Town Center outside the boundaries.

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GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP, ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

Staff believes this particular application is important for the future of Town Center. A number of applications similar to this one requesting expansion of Town Center outside the established boundaries and expansion area are eminent and there is a need to be conscious of adjacent residential development, existing or planned, and to protect and enhance the visibility's of the adjacent residential properties. One way of accomplishing this is by avoiding the expansion of Town Center beyond those areas identified as potential expansion areas. While the current amendment process may discourage considering expansion, staff believes that the system may not be enough and this goal may be further accomplished by requiring buffering along the periphery of Town Center. By requiring a graduated buffering system, adjacent residential properties should notice less impacts from development within Town Center. It will clearly delineate the perimeter of Town Center by creating an open space barrier that would cut off the additional expansion possibilities other than those identified for the existing Town Center development. Staff would encourage this through the creation of a development standard that would be applicable throughout all of Town Center and not just to this particular property.

Regarding the request to go from Rural to Town Center, staff finds this portion inappropriate for the following reasons. We believe that it would be premature and contradictory to good planning principles to allow unwarranted expansion to occur at such an early stage in the development of Town Center.

Regarding the request from Medium Residential to Suburban Mixed Use, staff finds this portion of the amendment appropriate for the following reasons:

1. The application meets the requirements of Section 19A.18.030(i).

Regarding the request from Suburban Mixed Use to General Commercial Mixed Use, this application does not meet the requirements of Section 19A, specifically Sub-Section 4.

Staff recommended denial of Rural to Town Center, approval of Medium to Suburban Mixed Use, and Denial from Suburban Mixed Use to General Commercial.

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ITEM

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GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

TOM SKANCHE, 2330 Paseo Del Prado, #C-306, appeared to represent the applicant, Mr. Schulman. This is a partnership that built Alexis Park on Harmon Avenue, which is a non-gaming hotel, as well as the San Tropez, City Bank Park across the street from the Howard Hughes Center and similar projects throughout Southern Nevada.

This project goes back about a year as it relates to the zoning. A year ago he represented the applicant in a non-zoning matter. The purpose of that was to bring this into Town Center, get the alignment of Tropical Parkway in place and the City Public Works Department had requested from the applicant that Tropical Parkway be designated to the City of Las Vegas.

The original application in the northwest corner of the parcel was for eight to ten story structures. At that time, the residents did not approve of the multi-family, nor the eight to ten story structures.

This parcel is divided in two by the Tropical Parkway frontage road system, which is the main connection to Town Center throughout the entire northwest.

He indicated the way the land is zoned at the present time. There are eight acres of residential that was annexed into the City recently. The General Commercial is approximately 16 to 18 acres. The balance of the property would be Suburban Mixed Use.

There have been several neighborhood meetings. At the first two meetings the residents said they would like to see restaurants, beauty salons, grocery stores, etc. The main reason for the expansion of Town Center was to master plan the 63.69 acres. Development will take place in approximately a year because there is a Special Improvement District involved in the improvement of Tropical Parkway. Development of the General Commercial area will be sometime at the end of the year 2002.

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GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

They have tried to incorporate as much of the Town Center concept as possible, such as an internal drive system, the buildings situated more towards the front of Tropical Parkway, parking in the back of the buildings and more architecturally pleasing views along Tropical Parkway. There are eight foot monument signs, gas station with car wash and convenience store, restaurants, grocery store, office buildings, three auto dealerships. There is an 85 foot five-level interchange at Centennial and US 95, which is the second largest interchange in Nevada.

He submitted a letter in support from a resident.

VICE CHAIRMAN GALATI declared the Public Hearing open.

EVA PAULUSSEN, 8208 Fawn Brook Court, appeared in protest. Commissioner Lance Malone said in 1998 that the County did not want this property to be in Town Center. Subsequently, this property was annexed into the City. Development should not start on the outskirts. She went to a meeting and the residents said they wanted restaurants, but she objected to where they are to be located. There will be too many auto dealerships.

JONI KROLL, Ranch House Estates, 7505 Bowles Drive, appeared in protest. She objected to the car dealership and wants the existing neighborhoods protected and enhanced while providing services. She was also concerned about a safe roadway system. She objected to the eight-story buildings. Her neighborhood will be severely impacted with the traffic. The residents are against the expansion and change of land use. However, the Suburban Mixed Use would be all right, but they are primarily against the General Commercial.

DAVID CHESNOFF, 6575 Deer Springs Way, appeared in protest. All these parts are linked together. He objected to having car dealerships next to a rural setting with horses. There was a neighborhood meeting where everyone was in opposition. People move to this part of the valley to experience what Las Vegas used to be like.

JANE GALE, 6722 North Rainbow Boulevard, appeared in protest. They have purchased more land in the area so they would be able to continue living in a rural area. This is a low crime area. This proposal is not compatible with this area.

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LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

JAY FISHER, Ranch House Estates, 7528 Maiden Run Avenue, appeared in protest. When he purchased his property this area was zoned Residential. With car dealerships there is noise and lights. This was supposed to be a mirrored community. The traffic will be increased on all sides. He wants Suburban Mixed Use and less Commercial.

DENNIS PERRI, 7290 Elkhorn Road, appeared in protest. He objected to the multi-story buildings. Since the freeway system will be depressed, it will allow residential development next to it. This project is premature.

JEFF GALE, 6722 North Rainbow Boulevard, appeared in protest. People have moved into the area because they want to live in a rural atmosphere. He has purchased 60 acres around his property to keep out tract homes and other developments.

MARY ANN LACKER, 6065 North Tenaya Way, appeared in protest. There is a school on Rainbow and this will put the children in jeopardy with speeding vehicles.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. City and County representatives approved the Town Center in September of 1998. This was going to be a unique area. The density is too high. She objected to so many car dealerships. It was not intended to draw people from the entire valley to do business in this area.

LOUISE RUSKAMP, Tule Springs Community Association, 8500 Log Cabin Way, appeared in protest. She thought by adopting the Town Center that it would keep commercial out of residential neighborhoods. U. S. 95 was going to be the dividing line between the most intense uses, which are General Commercial. On the east side of U. S. 95 there was going to be service type uses: banks, grocery stores, etc. She supported the General Plan Amendment from the apartments to Service Commercial, but the General Commercial should be denied. It was never intended to turn the Town Center into an auto mall. The traffic issues have to be considered.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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ACTION

GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
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MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

TOM SKANCHE appeared in rebuttal. There are a lot of services: restaurants, retail, etc. It has been known that commercial development was going to happen in this area. One of the routes to the parcel is from Tenaya, with another one off the frontage road, and then the Beltway. Tenaya is the Town Center dividing line. The Beltway will handle between 30,000 and 59,000 cars per day. U. S. 95 will handle the same amount of cars. Lighting at the car dealerships will be low and there will not be any beepers, etc.

COMMISSIONER SKAAR thought Town Center should end at Monte Cristo Way, but that was never approved. This property was never intended to be a part of Town Center and is setting a bad precedent so early in the Town Center development. It was agreed there would not be any General Commercial on the east side of Rancho.

As far as the Medium Density to Mixed Use, the residents said in the past that they did not want to have apartments there. Mixed Use allows Residential with townhomes, offices, etc., which could be compatible with the single family homes. She agreed with staff's recommendation on all three parts.

COMMISSIONER MORAN also agreed with staff's recommendations. Development should start in the center of Town Center and work outward.

COMMISSIONER MACK said he is in favor of moving the boundary to Tenaya, so utilities could be done at one time.

VICE CHAIRMAN GALATI did not concur with the General Commercial, but was in favor of the Medium Density change to Service Commercial. By expanding to Tenaya it could be changed. He could support the expansion, but not to General Commercial.

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GPA-30-99 - CENTENNIAL RANCH, LIMITED
LIABILITY COMPANY AND CENTENNIAL 95
LIMITED PARTNERSHIP ON BEHALF OF
MONTECITO EAST, LIMITED LIABILITY
COMPANY AND CLIFFORD AND DONNA
FINDLAY TRUST

TOM SKANCKE said the four acres to the north of Tropical were left out of Town Center because they were in the County. The four acres to the south were purchased by the applicant because it did not seem right to have Suburban Mixed Use all around them. The four acres to the north and south would make some continuity to the property.

CHRIS KNIGHT, Planning and Development, clarified that these eight acres were taken out of Town Center as a result of negotiations between the City and County. At the proper time this was to be an expansion area into Town Center, but this is not the right time.

COMMISSIONER SKAAR then made a motion as recommended by staff.

To be heard by the City Council on 12/1/99.

(7:46 - 8:57) 2 - 430
Recess

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ITEM

ACTION

B-3.

GPA-35-99 - NEVADA POWER COMPANY

Request to Amend the Northwest Sector Plan to add Chapter 11, Electrical Power Distribution, as a new chapter in the Northwest Sector Plan, Ward 4 (Brown).

ON SEPTEMBER 14, 1999, THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 4, 1999 PLANNING COMMISSION MEETING.

Quinn -

ABEYANCE TO THE 11/4/99 PLANNING COMMISSION MEETING.

Unanimous

(Gordon excused)

KYLE WALTON, Planning and Development, stated the Nevada Power Company has requested this item be abeyed to the 11/4/99 Planning Commission meeting.

There was no one present to represent the Nevada Power Company.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: VICE CHAIRMAN GALATI stated that he has always abstained on Nevada Power Company applications because of his wife's employment with the company. She is no longer employed by the Nevada Power Company so he will be voting on those items.

To be heard by the Planning Commission on 11/4/99.

(6:07 - 6:08) 1 - 104

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ITEM	ACTION
B-4:	
<u>GPA-37-99 - LOZZI ENTERPRISES INC. ON BEHALF OF THOMAS LOZZI</u>	Galati - APPROVED Unanimous (Gordon excused)
Request to Amend a portion of the Northwest Sector Plan on property located on the northeast corner of Buffalo Drive and Gowan Road, From: L (Low Density Residential) To: O (Office), Size: 2.5 Acres, Ward 4 (Brown), APN: 138-10-201-012.	SCOTT ALBRIGHT, Planning and Development, stated this application is for the purpose of constructing a single story office on the property. This property is at the corner of Buffalo and Gowan. The applicant has given eight reasons to justify this request.
<u>STAFF RECOMMENDATION:</u> APPROVAL	Following is the justification according to the Zoning Ordinance:
<u>NOTICES MAILED:</u> 167	1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designation.
<u>APPROVALS:</u> 0	2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or designations.
<u>PROTESTS:</u> 0	3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation.
	4. The proposed amendment conforms to other applicable adopted plans and policies.
	Staff finds this amendment appropriate for the following reason:
	1. The application does meet the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding Subsections "1", "2", "3" and "4".
	Staff recommended approval.
	TOM LOZZI, 2505 Mason Avenue, appeared to represent the application.

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ACTION

GPA-37-99 - LOZZI ENTERPRISES INC. ON
BEHALF OF THOMAS LOZZI

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

VICE CHAIRMAN GALATI said when this comes back to the Planning Commission he wants to make sure this structure will be one story and that there is adequate buffering between the residents and this development.

To be heard by the City Council on 12/1/99.

(9:39 - 9:43) 2 - 769

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ITEM

ACTION

B-5.

GPA-40-99 - LV VEGAS JONES, LIMITED
LIABILITY COMPANY ON BEHALF OF USA
PROPERTIES FUND

Request to Amend a portion of the Southwest Sector of the General Plan on property located on the northwest corner of Jones Boulevard and Vegas Drive, From: ML (Medium-Low Density Residential) To: M (Medium Density Residential), Size: 8.32 Acres, Ward 4 (Brown), APN: 138-23-801-003.

STAFF RECOMMENDATION: DENIAL

NOTICES MAILED: 394

APPROVALS: 1 Speaker

PROTESTS: 0

**Mack -
APPROVED
Unanimous
(Gordon excused)**

KYLE WALTON, Planning and Development, stated staff feels this is an inappropriate land change insofar as the land use category being requested would allow a density up to 25 units per acre, which is more than the surrounding land uses. The Low Density to the west allows 5.5 units per acre and to the north a density of 8.0 units per acre. Staff recommended denial.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent USA Properties. That is a company that develops and manages senior apartment facilities. They have 1,800 units, mostly in the western states, but this would be their first project in Las Vegas. Vegas and Jones are major carriers of traffic. This would constitute an infill piece. Much of the property in the area is already developed. There is R-1 and R-3 in the area. The piece surrounding this parcel is a Rite-Aid store. This project will be age restricted to people who are 55 years of age and older. This community needs senior housing. This is a specialized project which is a lower intensity use than other residential developments with less traffic and impact on the schools. The General Plan allows 11 units to the acre on this property. They took neighborhood representatives to Sacramento, California to look at a similar project. There will be larger buffering on the west and north sides. It will be a gated community.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DYANNE BARTLE, 1629 Crest Haven Avenue, appeared in favor. Eventually this property will be developed. A senior project will be less intrusive.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY MARK FIORENTINO appeared in rebuttal. Other types of developments may be too intense. There could be a condition that the General Plan Amendment is only good as long as the zoning and site plan are also approved.

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ACTION

GPA-40-99 - LV VEGAS JONES, LIMITED
LIABILITY COMPANY ON BEHALF OF USA
PROPERTIES FUND

TIM CHOW, Planning and Development, responded that no conditions be imposed on this General Plan Amendment, but placed on it when the Rezoning is being reviewed.

COMMISSIONER MACK felt there is a need for senior housing in Las Vegas. He likes to see applicants working with the neighborhoods.

COMMISSIONER SKAAR asked what the grade difference will be between this property and the single family homes to the west in the northwest corner.

ATTORNEY FIORENTINO said this property is lower. They will not be bringing in fill.

To be heard by the City Council on 12/1/99.

(9:43 - 9:57) 3 - 900

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ITEM	ACTION
B-6.	<u>GPA-41-99 - NEVADA RAINBOW LIMITED PARTNERSHIP, ET AL</u> Request to Amend a portion of the Northwest Sector Plan on-property located on the north side of Centennial Parkway, between Buffalo Drive and Tenaya Way, From: R (Rural Density Residential [Town Center Expansion Area]) To: TC (Town Center); and to Amend a portion of the Town Center Land Use Plan to allow SX-TC (Suburban Mixed Use) development, Size: 39.00 Acres, Ward 4 (Brown), APN: Multiple. <u>STAFF RECOMMENDATION:</u> DENIAL <u>NOTICES MAILED:</u> 225 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 21 Mack - DENIED Unanimous (Gordon excused) SCOTT ALBRIGHT, Planning and Development, stated this is a two part request. The first part is to go from Rural to Town Center. The property is designated within the Northwest Sector Plan as "future expansion area of Town Center." The second aspect is to amend a portion of the Town Center Land Use Plan to Suburban Mixed Use. Timing of this application is of primary concern. The Zoning Ordinance requires that the density and intensity of the proposed GPA be compatible with the existing adjacent land use designation; that the zoning designations will be compatible with the existing adjacent land uses or designations; there is adequate transportation, recreation, utility, and other facilities; and that the amendment conforms to other applicable adopted plans and policies. Staff recommended denial. JAMES VELTMAN, 2801 North Tenaya Way, appeared to represent the application. These properties were looked at as being in Town Center in the future. The loop road is being built on the property line of some of the properties and the owners of those properties will not participate in the loop road if they are not in Town Center. The loop road is Tropical that goes through to Tenaya and back up to Elkhorn and down around and back. Building from the inside out is not workable because the rooftops in the area can only support Suburban Mixed Use. What is being constructed is the loop, bridge over U.S. 95, extension of the service road, and a new service road along a portion of this property from Tenaya to the existing service road. They want to allow the developers to participate in the payment of the utilities and roads and provide services which now can be supported. They have met with the neighborhoods. There needs to be a landscape buffer to the north. They have revised the road layout. The intent is to allow only one way in off the service road. This expansion is based on market conditions. CHAIRMAN BUCKLEY declared the Public Hearing open.

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ITEM

ACTION

GPA-41-99 - NEVADA RAINBOW LIMITED
PARTNERSHIP, ET AL

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. She asked if this applicant would be liable for a Special Improvement District whether or not they were in Town Center. She submitted a petition with 16 signatures in opposition. The residents are relying on the City's commitments to this area.

BART ANDERSON, Public Works, responded that the Special Improvement District is still under negotiation. They would be included in it. The loop road is under the Special Improvement District.

DENNIS PERRI, 7290 Elkhorn Road, appeared in protest. The Special Improvement District cannot be created until there is a participation of 50% of the property owners and has an increase in the value of the property. There is no reason why residential cannot be built in this area. This proposal is a traffic generator, which was not the intent of the Northwest Plan. A rural lifestyle needs to be retained to keep the traffic counts down. There is an approved shopping center at Ann and Tenaya.

JEFF GALE, 6722 North Rainbow Boulevard, appeared in protest. This is a rural area and the residents want to keep it that way. The Town Center is supposed to be west of U. S. 95.

EVA PAULUSSEN, 8208 Fawn Brook Court, appeared in protest. She wants to see the Town Center evolve first.

DAVID CHESNOFF, 6575 Deer Spring Way, appeared in protest. He objected to Mr. Veltman representing this application since he was involved in the original Town Center plan.

GWEN HARDING, 6852 North Pioneer Way, appeared in protest. She moved into this area many years ago so her family could live in a rural environment. She will not patronize the future commercial businesses.

LOUISE RUSKAMP, Tule Springs Community Association, 8500 Log Cabin Way, appeared in protest. She concurred with staff.

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ITEM

ACTION

GPA-41-99 - NEVADA RAINBOW LIMITED
PARTNERSHIP, ET AL

JANE GALE, 6722 North Rainbow Boulevard, appeared in protest. She concurred with staff. She and her husband purchased 60 acres at Elkhorn and Tenaya to keep the area rural.

GENINE PIETZ, 7315 Rome Boulevard, appeared in protest. She wants the rural lifestyle to remain.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. VELTMAN appeared in rebuttal. What is under construction at the present time is the off-ramp from U. S. 95 to Buffalo, service road to Tenaya, loop and bridge. The traffic will avoid getting off at Ann, but go to Buffalo. They have been asked to be a part of the Special Improvement District, but have refused until they are part of the Town Center. The bridge being built over U. S. 95 is 22 feet at the top. The left turn flyover ramp will be 56 feet to the grade of the road and have a sound barrier, bringing it to 65 feet. He has not changed his stand on the plan. This proposal is appropriate for Town Center.

COMMISSIONER SKAAR said there is an approved commercial center at Cimarron and Deer Springs with a convenience store, car wash, grocery store, drug store, etc., which will provide services for the residents in the area. This is premature.

COMMISSIONER MACK said that when the Town Center concept was initiated it was to be west of the Beltway with Desert Rural on the east side.

To be heard by the City Council on 12/1/99.

(9:09- 9:39) 3 - 2301

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-7.

GPA-42-99 - COREY MORLEY, ET AL

Request to Amend a portion of the Northwest Sector Plan of the General Plan for properties located on the south side of Lone Mountain Road, between Barden Road and Shaunber Road, From: PCD (Planned Community Development) To: SC (Service Commercial) and M (Medium Density Residential, Ward 4 (Brown), APN's: 137-01-101-005 through 008.

STAFF RECOMMENDATION: DENIAL

NOTICES MAILED: 17

APPROVALS: 0

PROTESTS: 1

**Galati -
DENIED
Unanimous
(Gordon excused)**

KYLE WALTON, Planning and Development, stated that staff has concerns about this proposal. One concern is that the combined acreage for the property is smaller than the planned project size for master planned communities in a PCD. Another concern is that any commercial activity outside the Town Center area is inconsistent with the Town Center concept of localizing all the commercial into the Town Center itself. Also, this is not a part of a master planned community, which is a requisite of a PCD area. Staff recommended denial.

REBECCA RALSTON, 2801 North Tenaya Way, appeared to represent the applicant. This 20 acres is currently being annexed into the City. They would like this project developed as an extension of the Lone Mountain Master Plan. This property was purchased in 1982 by Mr. Morley and Mr. Pipes of Pipes Paving. The intention was to move their commercial yard to this property. As the Lone Mountain Master Plan developed it seemed a less logical place for that yard. The developers of the Lone Mountain Master Plan requested the applicants move the alignment of Cheyenne. Then they saw this property could be developed as an extension of the Lone Mountain Master Plan as some combination of Service Commercial and Medium Density Residential. In addition, some of the constraints on the site are the Nevada Ready Mix plant that is directly to the north across Lone Mountain Road. It would be difficult to develop this property with strictly Residential. This proposal would transition from the Commercial into Medium Density Residential and back into the Lone Mountain Master Plan, which is Residential, Mixed Use, and Medium Density.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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ITEM

ACTION

GPA-42-99 - COREY MORLEY, ET AL

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. This is outside the Town Center. The PCD category has a maximum dwelling units of 8.0 units per acre. The Lone Mountain Master Plan has a maximum of 6.0 units per acre. This is a premature development. If there is commercial development in PCD it would not be objectionable if it supports the residential development, but there is no residential development to support. There is no justification why they need 25 units per acre and Service Commercial. She thought the applicants want to rezone this property now because there are very few people living in the area to protest. There were only 17 notices mailed.

JIM VELTMAN, Resident in Northwest, appeared in favor. This property needs to be included in the Master Plan for the entire area so it can be developed according to those guidelines because this area is very visible.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

VICE CHAIRMAN GALATI did not feel this proposal is sensible and should not be incorporated into the Lone Mountain Master Plan.

COMMISSIONER SKAAR also felt this is inappropriate for the area.

MS. RALSTON appeared in rebuttal. This property should be developed as part of the Lone Mountain Master Plan.

CHRIS KNIGHT, Planning and Development, advised that what would be appropriate is an application to amend the Lone Mountain Master Plan under the Planned Commercial Development Land Use designation, which is more of a zoning issue than a General Plan issue.

To be heard by the City Council on 1/5/00.

(9:57 - 10:09) 3 - 1410

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

C-1.

WARD 1:

GPA-28-99 - HUFF 1993 TRUST, ET AL ON
BEHALF OF LAURICH PROPERTIES, INC.

Request to Amend a portion of the Southeast Sector of the General Plan for properties located on the southeast corner of Decatur Boulevard and Alta Drive, From: L (Low Density Residential) and SC (Service Commercial) To: SC (Service Commercial), Size: 1.8 Acres, Ward 1 (McDonald), APN: Multiple.

STAFF RECOMMENDATION: DENIAL

NOTICES MAILED: 188

APPROVALS: 1

PROTESTS: 116

**Moran -
DENIED
Unanimous
(Gordon excused)**

KYLE WALTON, Planning and Development, stated the applicant would like to take the southwest corner of Alta and Decatur and change the current Service Commercial and Low Density residences to an overall commercial type activity. Staff is concerned about the loss of the seven homes in the residential subdivision. One of the goals in the Las Vegas General Plan is the preservation of existing neighborhoods. The loss of the seven homes would be a conflict with that policy. By adding another commercial corner would not be consistent with the goals and policies of the General Plan of different types of uses. This is already a commercial corner. Staff recommended denial.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Laurich Properties. The Service Commercial that currently exists is on the Decatur frontage. This corner is in need of some redevelopment. A new McDonald's fast food restaurant is being constructed across Alta in addition to an existing retail center. On the northwest corner there is an auto dealership. Directly across Decatur is a convenience store. Farther south are more Commercial properties. They have tried to mitigate the adverse impacts which are traffic, noise and congestion. They want to vacate Lorna Place and have it knuckle. That would eliminate a lot of the commercial cut-thru traffic that exists at the present time. There would not be any access from Decatur into the neighborhood or this development. The existing homes that are used as offices border commercial.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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ITEM

ACTION

GPA-28-99 - HUFF 1993 TRUST, ET AL ON
BEHALF OF LAURICH PROPERTIES, INC.

JAMES NUNN, 313 Rivere Drive, appeared in protest. He submitted a petition with 21 signatures in opposition. They will get more signatures for the City Council meeting. The residents are against the drug store and the closing of Lorna Place. This will destroy the integrity of the neighborhood and set a precedent. There is ample shopping in the area. Between Mervyn's and the Meadows is a dirt lot which could be developed with a drug store. There is heavy traffic at Alta and Decatur at the present time. The new McDonald's will increase the traffic. By increasing the traffic it puts the children going to the schools in harms way, as well as the senior citizens.

KENT HOKANSON, 4525 Nolan Lane, appeared in protest. The residents on Lorna Place will have to go a distance out of their way to get out of their neighborhood. There is no need for a drug store in the area.

MICHAEL AUPPERLE, 4705 Dover Place, appeared in protest. This does not conform to the density in the area. It is not in compliance with the Master Plan. There are three liquor licenses on the northeast corner, two on the southwest corner, two gambling licenses on the northeast corner, and one gambling license on the southwest corner. There are many empty buildings on Meadows Lane for a drug store. The 1953 homes are historic treasures.

DONALD HOWE, 4711 Dover Place, appeared in protest. This is a nice community.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MORAN felt Laurich Properties developments are well done throughout the community, but this has gone too far into the neighborhood.

COMMISSIONER SKAAR was surprised that there were no residents that are directly affected who signed a protest petition. This is an intrusion into the existing neighborhood. The corner at Alta has very heavy traffic at this time.

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ITEM

ACTION

GPA-28-99 - HUFF 1993 TRUST, ET AL ON
BEHALF OF LAURICH PROPERTIES, INC.

CHAIRMAN BUCKLEY felt there is empty space in the area for developments.

VICE CHAIRMAN GALATI felt this goes too deep into the neighborhood.

To be heard by the City Council on 12/1/99.

(10:09 - 10:34) 3 - 1900

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-2.	<u>GPA-29-99 - AMERICAN STORES PROPERTIES, INC. ON BEHALF OF FLETCHER JONES IMPORTS</u> Request to Amend a portion of the Southwest Sector of the General Plan on property located on the northwest corner of Sahara Avenue and Tenaya Way, From: SC (Service Commercial) To: GC (General Commercial), Ward 1 (McDonald), APN: 163-03-404-020. <u>STAFF RECOMMENDATION:</u> DENIAL <u>NOTICES MAILED:</u> 1,780 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 5 Skaar - DENIED Motion carried with Mack and Quinn voting "No" and Galati abstaining from voting because the Catholic Diocese is a client of his architectural firm. (Gordon excused) GARY LEOBOLD, Planning and Development, stated this application was filed for the purpose of having a retail auto dealership on the north side of Sahara Avenue and west side of Tenaya Way. East is a church with a parking lot directly west across Tenaya. There are auto dealerships between Rainbow Boulevard and the church, but there was the premise that General Commercial would not go west of the church and this application would be contrary to that premise. The Zoning Code requires the following four conditions to justify a General Plan Amendment: 1. Density and Intensity: The proposed land use category allows for activities which could be incompatible with those which exist on the adjacent lands to the west, which are designated as SC (Service Commercial). Additionally, some types of General Commercial development may conflict with the existing church to the east and approved Low Density Residential lands north of the site, where the land use categories are R (Rural Density Residential) and DR (Desert Rural Density Residential) respectively. 2. Zoning: The subject site will require Rezoning to the C-2 (General Commercial) District to implement the GC land use category. The C-2 District is not compatible with the adjacent P-R (Professional Offices) District area to the west, the existing U (R) District to the east, and with the existing R-E (Residence Estates) District to the north of the site. 3. Local Infrastructure: Adequate for the proposed development, given the location of the site directly on West Sahara Avenue. 4. Plans and Policies: There are no additional policies and procedures that would be applicable.

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ITEM

ACTION

GPA-29-99 - AMERICAN STORES
PROPERTIES, INC. ON BEHALF OF
FLETCHER JONES IMPORTS

Staff finds this Amendment inappropriate for the following reasons:

1. The Southwest Sector Plan designates this site, as well as the three blocks to the west, for Service Commercial uses. Designation of the site in question would allow for an encroachment of General Commercial uses from the area east of the adjacent church into this portion of West Sahara Avenue in this area.

2. The site abuts low intensity Office development, and is adjacent to a church and to land approved for Low Density Residential uses. Given the potential for traffic, noise and lighting impacts that may result from uses allowed pursuant to this land use designation, the GC category is inappropriate for this site.

3. Allowing General Commercial uses to leapfrog the existing adjacent church to the east, which was seen as a logical boundary for the westward expansion of General Commercial uses, may put pressure on other Service Commercial sites to the west of the subject site to expand the range of uses on these sites.

4. This application does not meet the requirements of Section 19A.18.030 of the Las Vegas Zoning Code regarding Subsections 1 and 2.

Staff recommended denial.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Fletcher Jones Imports. Sahara is a major carrier of traffic and Tenaya is an 80 foot right-of-way. Between the church and Rainbow it is C-2. To the north of this site are existing or approved homes. Immediately north of this site is vacant land, as well as this subject site. There is a mixture of commercial on the south side of Sahara. This will be a Mercedes Benz dealership. Car dealerships have limited hours and no Sunday hours, nor do they involve alcohol or gaming. There was a neighborhood meeting and the residents thought the use was acceptable, but there were concerns about the details.

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ACTION

GPA-29-99 - AMERICAN STORES
PROPERTIES, INC. ON BEHALF OF
FLETCHER JONES IMPORTS

CHAIRMAN BUCKLEY declared the Public Hearing open.

ERNEST FREGGIARO, Roman Catholic Diocese of Las Vegas, appeared in protest. He read a letter from Bishop Walsh of the Catholic Diocese stating they are in opposition. A use should be something that fits with the church. They thought the car dealerships were to stop at the church property. The church wants this property to conform to the General Plan as it exists. The Diocese is not opposed to responsible commercial development, but is opposed to any changes adjacent to their properties in Las Vegas that do not conform with the General Plan.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR said it was understood car dealerships would not go west of the church. There are opportunities on the south side of Sahara in the County for car dealerships. If this dealership is not developed properly, many people will be upset. This would put the church between two auto dealerships.

ATTORNEY FIORENTINO appeared in rebuttal. There will not be a body shop. There have been conversations with the church and the applicant will continue to work with them. There are a lot of uses that don't involve alcohol and gaming. The neighbors felt if this is done right, it could be better for them than some other C-1 uses.

CHAIRMAN BUCKLEY felt the church is one of the more aesthetically pleasing buildings in that area and should be respected.

To be heard by the City Council on 12/1/99.

(10:34 - 10:52) 3 - 3050

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

GPA-34-99 - LYLE BRENNAN ON BEHALF OF
LYLE B's, INC.

Request to Amend a portion of the Southwest Sector of the General Plan for property located on the north side of O'Bannon Drive, between Jones Boulevard and Redrock Street, From: DR (Desert Rural Density Residential) To: O (Office), Size: 0.72 Acres, Ward 1 (McDonald), APN: 163-01-304-005.

STAFF RECOMMENDATION: DENIAL

NOTICES MAILED: 76

APPROVALS: 0

PROTESTS: 1 Speaker

**Moran -
DENIED**

**Motion carried with Mack and Quinn voting "No."
(Gordon excused)**

SCOTT ALBRIGHT, Planning and Development, stated this application is for an office complex.

Regarding the conditions for General Plan Amendments in the Zoning Ordinance:

1. Density and Intensity: To the west, the properties are designated for SC (Service Commercial) uses, while on the remaining sides of the property, the properties are designated for DR (Desert Rural Residential) land uses. Approval of this amendment to the General Plan would begin to obscure an existing and clear line between commercial and residential properties within the neighborhood.

2. Zoning: This would be a non-residential use encroaching into an established residential district.

3. Local Infrastructure: Adequate infrastructure is in place.

4. Plans and Policies: Program C1.2 of the City of Las Vegas General Plan calls for the "designation of specific low density, equestrian oriented, residential land use districts to protect and enhance the existing rural development and established lifestyle." Although the subject parcel is on the perimeter of this Desert Rural Density Residential neighborhood, it still is part of it, and efforts should be made to protect this type of residential environment.

Staff recommended denial.

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ITEM

ACTION

GPA-34-99 - LYLE BRENNAN ON BEHALF OF
LYLE B's, INC.

KELLY THOMAS, 3826 Syracuse, appeared to represent the applicant. To the north, south and east are Ranch Estate properties and General Commercial to the west. The existing site is vacant. They plan to make this site a transition zone between the Service Commercial and Ranch Estates to the east. They held a community meeting where concerns were raised in regard to the land use, height of the structure, orientation of the structure, safety and access on O'Bannon. Subsequently, they made changes to address those issues, with the exception of the land use. They reduced the height of the building to one story and oriented it inward. They will put in landscaping that will deter people from scaling the wall. The traffic will be accessing on Jones with emergency access to O'Bannon. They are not increasing the density and feel the intensity is compatible with the surrounding land uses.

CHAIRMAN BUCKLEY declared the Public Hearing open.

PHILLIP APODACA, 2041 Redrock Street, appeared in protest. This is a secure area, but objected to an office complex behind his home. This is bringing more people into a rural area.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MORAN liked the idea of an office complex, but wondered about it being located on this property. The office complexes don't seem to have any continuity to one another. This is encroaching 100 feet into the neighborhood.

To be heard by the City Council on 12/1/99.

(10:52 - 11:03) 4 - 230

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ITEM

ACTION

D.

D-1.

WARD 2:

GPA-24-99 - THE HOWARD HUGHES
PROPERTIES, INC.

Request to Amend a portion of the Southwest Sector of the General Plan on property located on the west side of Village Center Circle, north of Golf Center Drive, From: H (High Density Residential), To: SC (Service Commercial) and H (High Density Residential), Ward 2 (L. B. McDonald), APN: 138-19-811-004.

DUE TO AN ERROR ON THE NOTIFICATION MAP, THIS ITEM HAD TO BE HELD IN ABEYANCE TO THE OCTOBER 28, 1999 PLANNING COMMISSION MEETING AND RENOTIFIED.

Quinn -

ABEYANCE TO THE 10/28/99 PLANNING COMMISSION MEETING.

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm and Galati abstaining from voting because the applicant is a client of his architectural firm.

(Gordon excused)

KYLE WALTON, Planning and Development, stated this item should be held in abeyance to the 10/28/99 Planning Commission meeting. There was an error in the notification map. A new map had to be sent to the property owners.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

(6:08 - 6:09) 1 - 140

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
D-2. GPA-39-99 PAT J. AND YVONNE PELLEGRINO Request to Amend a portion of the Southwest Sector of the General Plan for properties located along Griscom Court, on the north side of Charleston Boulevard, between Rainbow Boulevard and Antelope Way, From: L (Low Density Residential) To: O (Office), Size: 3.5 Acres, Ward 2 (L. B. McDonald), APN's: 138-34-817-001 through 007. <u>STAFF RECOMMENDATION:</u> APPROVAL <u>NOTICES MAILED:</u> 200 <u>APPROVALS:</u> 13 <u>PROTESTS:</u> 43	Skaar - APPROVED Motion carried with Mack voting "No." (Gordon excused) GARY LEOBOLD, Planning and Development, stated the purpose of this Amendment is to accommodate a low density office complex. There has been an increase in traffic on Charleston Boulevard since this parcel was developed as a residential site that has changed the character of the area. With these greater traffic flows, access is difficult. This site could act as a transition or buffer zone between Charleston Boulevard and the residential area to the north, providing that the allowable uses are of low intensity and have no impact on the residential area. In regard to the four conditions under the Zoning Code for General Plan Amendments: 1. Density and Intensity: The proposed land use category allows for activities which could be compatible with those which exist on the adjacent lands to the west, which are designated as SC (Service Commercial). Additionally, low intensity office development should have little or no negative impact on the residential areas designated L (Low Density Residential), to the north and east. 2. Zoning: The subject site will require rezoning to the P-R (Professional Offices) District. The P-R District is compatible with the adjacent R-1 (Single Family) District areas to the east and north of the site, and with the existing C-1 (Limited Commercial) District to the west of the site where the Blood Bank is located. 3. Local Infrastructure: Adequate for the proposed development, given the location of the site directly on Charleston Boulevard. 4. Policies and Plans: There are no additional policies and procedures that would be applicable.

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ITEM

ACTION

GPA-39-99 - PAT J. AND YVONNE
PELLEGRINO

Staff finds this Amendment appropriate for the following reasons:

1. Although the Southwest Sector Plan designates this site for Low Density Residential uses, the site in question is located on a major arterial, which reduces the desirability of the site for low intensity residential development. This amendment could allow the site to act as a transition and a buffer to the residential area to the north, providing the uses allowed are low intensity and have no impact on the residential area to the north.

2 The site abuts other low intensity commercial development. The site does not have any direct roadway connection with the residential areas to the north and east, and for this reason, office development of this site would not represent an intrusion into an established residential area.

3. This application meets the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding Subsections 1, 2, 3 and 4.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DUSTY HAYNES, 920 Sproul Court, appeared in protest. **She submitted a petition with 40 signatures in opposition.** This will increase traffic and bring an undesirable element because this will be vacant nights and weekends. There will be noise from trash collection in early morning hours. There is no need for additional office space in this area. This is a safe neighborhood.

KITTY SMITH, 1000 Sproul Court, appeared in protest. Development for the entire area needs to be looked at. There is no crime in her immediate area. This property should adhere to the General Plan.

QUARTERLY PLANNING COMMISSION

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ACTION

GPA-39-99 - PAT J. AND YVONNE
PELLEGRINO

ED ARMENTA, 1012 Sproul Court, appeared in favor. A commercial setting would be more conducive to the area and would have more appealing landscaping and security.

MARGARITA GUTIERREZ, 1008 Sproul Court, appeared in protest. She considers this area as residential. She lives on a quiet, safe street. She wondered about the parking for this office. This would add to the congestion on Charleston Boulevard.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

YVONNE PELLEGRINO appeared in rebuttal.

COMMISSIONER SKAAR commented that there are problems with the alley and the houses are all rentals. If this were to convert to offices, there would be conditions placed on the approval to make it amicable.

To be heard by the City Council on 12/1/99.

(11:03 - 11:20) 4 - 600

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ITEM

ACTION

E.

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER SKAAR commented about the green belt around the Town Center. She requested staff to research and ascertain its width, where the edges of the Town Center will be located, if there will be desert landscaping and what types, so there are some standards.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:21 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



KYLE WALTON, SENIOR PLANNER

/lo

Attached are 128 Signatures that are Against Case Number GPA -28-99

RECEIVED
CITY CLERK

1999 OCT 13 A 10:30

Planning Commission Agenda

October 21, 1999

Neighborhood Association: West Charleston Lions Park NA

This list reflects only those development applications that are located approximately one mile from your neighborhood as well as development applications that may be within your neighborhood boundaries.

Case Number: GPA-28-99

Request: Amend a portion of the Southeast Sector of the General Plan

Address/General Location: Southeast corner of Decatur Blvd. and Alta Drive

Applicant: Huff 1993 Trust, ET AL on behalf of Laurich Properties, Inc.

Existing Zoning: L(Low Density Residential) and SC(Service Commercial)

Existing Land Use Classification: N/A

Requested Zoning: SC(Service Commercial)

Requested Land Use Classification: N/A

Resolution of Intent Zoning: N/A

Proposed Development: N/A

Agenda Category: Public Hearing

We the undersigned feel that the drugstore trying to move in on corner of Alta, Lorna Pl., and Decatur would not be harmonious or compatible with our neighborhood for the following reasons. The traffic on Decatur and Alta is already extremely heavy, Lorna Pl. would be closed off. They will be seeking special permits for liquor and gaming, we already have 2 convenience stores, a casino and several bars in this area we don't need anymore of these.

NAME	ADDRESS	PHONE
William Miller	4501 Nolan Lane	
John Miller	4501 Nolan Lane	
John Pennington	4416 Nolan - City 89107	
Nigel Pennington	4416 Nolan Ln - LV, NV 89107	
Robert Pennington	4304 Nolan Lane 89107	
Ray Sullivan	4204 Nolan Lane 89107	
Earl Stevens	4209 Nolan Ln 89107	
Earl P. Schultz	4321 NOLAN LANE 89107	
Emily Barman	4405 Nolan Ln 89107	
Emilia Barman	4405 Nolan Ln 89107	
Kenneth R. Shaddy	4509 Mayflower Ln 89107	
Dorothy Shaddy	4509 Mayflower Ln 89107	
Reggie Jones	4601 NOLAN LN 89107	
Lynne E. Burdeman	4512 Mayflower Ln 89107	
Ernest R. Burdeman	4512 Mayflower Lane 89107	
Amil R. Coon	4516 Mayflower Lane 89107	
Harriet D. Carson	4516 Mayflower Lane 89107	
Bob Smith	4517 Mayflower Ln 89107	
Tom Smith	4525 Mayflower Ln 89107	
Bob Smith	4529 Mayflower Ln 89107	
Nicholas Popovich	4605 MAYFLOWER LANE 89107	
Kenneth Popovich	4605 Mayflower Ln 89107	
Jose G. Esquivel	4613 Mayflower Ln 89107	
Consuello D. Esquivel	4621 Mayflower Lane 89107	
Maria von Gatzke	4620 Mayflower Ln 89107	
Reynold von Gatzke	4620 Mayflower L. 89107	
Waa K. Bar	4604 Nolan Las Vegas 89107	
Wanda K. Bar	4604 Nolan Las Vegas 89107	
Wanda K. Bar	4509 Nolan Lane Las Vegas 89107	
William V. Bar	4509 Nolan Lane Las Vegas 89107	
Debra Howard	4513 Nolan Lane LV NV 89107	
Christopher Howard	4513 Nolan Lane LV NV 89107	

RECEIVED
CITY CLERK

NEGOTIATED 10/13/99
We the undersigned feel that the drugstore trying to move in on ^{North Pl.} Decatur Blvd corner of Alta, Lorna Pl., and Decatur would not be harmonious or ^{to Essex Dr} compatible with our neighborhood for the following reasons. The traffic on Decatur and Alta is already extremely heavy, Lorna Pl. ^{both sides of street} would be closed off. They will be seeking special permits for liquor and gaming, we already have 2 convenience stores, a casino and several bars in this area we don't need anymore of these.

^{Kay Place}
Decatur Blvd to
Essex

NAME	ADDRESS	PHONE
MARY GOODMAN	4506 LORNA PL LV NV 89107	878-3488
Marcy Ancell	424 W Essex LV NV 89107	878-0485
Rosa Martinez	424 E. Essex LV NV 89107	486-7858
Heather McKinnis	4507 Lorna Pl. LV NV 89107	878-1744
Willie M. Meeker	4525 LORNA PL LV NV 89107	958-8903
ORNELAS. FAM.	4524 Lorna Pl. 89107.	258-0856
ISABEL Lopez	4600 Lorna Pl 89107	259-8328
Sandra Detisch	4519 Lorna Pl 89107	870-4825
Larry Gray	4512 LORNA PL 89107	258-5688
Mary Sealed	4445 LORNA PL 89107	258-0078
Cipriana Rosales	4419 Lorna pl. 89107	877-9382
OLIVER AGERS	4407 LORNA PL. 89107	258-9550
Carrie Bagley	4401 Lorna Place	259-9013
A. Falcone	4331 LORNA place	877-3143
THOMAS GEORGE	4319 LORNA PLACE	870-5261
Heather George	4319 Lorna Place	870-5261
Harry Fint	4301 Lorna place.	870-1365
Carl	4301 Lorna Pl.	870-1365
Loreata Fouty	4301 Lorna Pl.	870-1365
Glennis Smith	4418 Lorna Pl	878-7069
John Buttrick	4324 Lorna Pl.	258-1783
St. John	4318 Lorna Pl	878-6680
Esther Arnass	4207 LORNA PL	878-1877
A. J. ADAMS	4213 LORNA Pl.	878-5999
Gordon Alvarado	4219 LORNA PL	878-3472
Michelle Alvaray	4219 Lorna Pl-	878-3432
Jonna Dunning	4306 Lorna Place	259-6463
Dale Wither	4312 LORNA PLACE	880-1018

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We the undersigned feel that the drugstore trying to move in on corner of Alta, Lorna Pl., and Decatur would not be harmonious or compatible with our neighborhood for the following reasons. The traffic on Decatur and Alta is already extremely heavy, Lorna Pl. would be closed off. They will be seeking special permits for liquor and gaming, we already have 2 convenience stores, a casino and several bars in this area we don't need anymore of these.

NAME

ADDRESS

PHONE

Douglas Bauler	2236 Melinda Ave	642-8099
John Browne	409 Breeze Way	564-2553
MARK A. Browne	409 Breeze Way	
Matthew Petka	4400 ALTA DR	870-6610
Rene Nuckolls	4316 Alta Dr	878-6481
Rene Nuckolls	4316 Alta Dr	878-6481
Pete Bant	4209 ALTA	258-8929
Gloria Marney	4209 ALTA DR	207-6391
Gzette Williams	4209 ALTA DR	207-6391
John Caltan	4213 Alta dr	870-8999
F. Lindberg	4305 ALTA DR	870 7082
JOE PEREZ	4309 ALTA DR.	259-6393
DENISE E.S. PEREZ	4309 ALTA DRIVE	259-6393
Patricia Clark	4416 Alta Dr.	878-4929
Dalores Buckholz	4524 alta Dr.	878-4544
Jim Drewery	4628 ALTA DR	259 9938
PAUL KLETT	4628 ALTA DR	362-1561
Sadie M. Brown	4613 Alta Dr.	870-3187
Carol Overstreet	4701 ALTA DR.	870-6562
3 G. H. L.	4417 ALTA DR	878-1379
B. Green	321 REVERE	259 3284
W. Lescenski	317 Revere Dr	870-7872
Debra Harris Watson	305 Revere Dr	878-3556
Jill Biggs	308 S. Bedford Rd	878-7909
RICHARD KORTH	325 REVERE DR	878-3548
Bruce R. Dunn	313 Revere Dr	

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PHONE		
John R Hanson	313 Bedford Rd., LV	89107 870-2990
Hazel Pennington	4416 Nolan Ln, LV	89107
Don Pennington	4416 Nolan Ln, LV	89107
Gene Snow	4412 Alta LV	89107
JOHN SADOWNIK	4530 CORNA "	89107 878-7018
Barbara Aupperle	4705 DOVER PL. LV	89107 870-5305
WALT LIVZIEY	333 BEDFORD RD LV	89107 874-507
Fate Frank Arambach	4200 Alta DR LV, NV	89107 878-1138
DAVID PESSON	338 Revere Dr. WINN	89107 878-3776
John M. Miller	4501 Nolan Lane LV NV	89107 878-3442
John M. Miller	" " " "	" "
Thomas Zane	4318 Alta Dr.	870-4002
Joan Stare	333 Revere Dr	870-2173
Janet Lane	313 Revere Drive	L.V. NV 89107 877-2990
Billie Davis	4511 DOVER PL LAS VEGAS NV	89107 878-6758
Billie Davis	" " " " " "	" "
Robert J. Natvig	4625 DOVER PL. LAS VEGAS, NV	89107 878-9227
Verma L. Natvig	4625 DOVER PL, LAS VEGAS, NV	89107 878-9227
Edna M. Natvig	4625 DOVER PL. LAS VEGAS, NV	89107 878-9227
Monte Berley	4624 Dover Place LAS VEGAS, NV	89107 878-8646
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