

9. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.
10. CARTIER AVENUE SHALL TERMINATE IN A CUL-DE-SAC THAT MEETS FIRE SAFETY REQUIREMENTS. NO ACCESS SHALL BE GRANTED FROM CARTIER AVENUE TO THIS PROPOSED COMMERCIAL DEVELOPMENT WITH THE EXCEPTION OF EMERGENCY ACCESS ONLY.

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Greer, Berrett, Calhoun, Shoaff and Guymon

NAYS: None

ABSTAIN: None

ABSENT: None

**29. ZOA-03-2020 CNLV ZONING ORDINANCE AMENDMENT (PUBLIC HEARING). APPLICANT: CITY OF NORTH LAS VEGAS. REQUEST: AN AMENDMENT TO TITLE 17 (ZONING ORDINANCE) TO AMEND VARIOUS PROVISIONS INCLUDING BUT NOT LIMITED TO PROCEDURES, PERMITTED USES, PARKING, AND DEFINITIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented the item and stated the request was made by the City to amend various provisions in Title 17, Zoning Ordinance to help streamline the development process, eliminate unused sections and clarify sections within the code. He noted that the ordinance contained 22 sections and will add a 23<sup>rd</sup> section. Staff proposed changes to the procedures regarding rezonings and waivers. He stated that currently, if a rezoning request was denied by the Planning Commission it only proceeded to the City Council if appealed. Rezoning requests with a recommendation for approval are automatically forwarded to the City Council for final action. Rezoning requests for Planned Unit Development, Planned Infill Development and all Comprehensive Land Use Amendments are forward to the City Council for final action with a recommendation by the Planning Commission for approval or denial. The proposed modification of all rezoning applications will be treated in a similar manner with the Planning Commission as a recommending body and forwarded to the City Council for final action. He stated that changes to the procedures for waivers would make the Planning Commission the decision making body. He noted that normally, waivers accompany Site Plan Reviews or Tentative Maps. The modification will allow developers to start projects more quickly. He stated there were numerous changes made to the permitted use table to help clarify and reduce duplication within the Municipal Code. He reviewed other modifications that were being made to the ordinance that would eliminate conflicts and discrepancies to the Municipal Code. He

stated that the proposed additional section dealt with increasing the light pole height in Apex from 30 feet to 50 feet to better meet the conditions in the Apex area which is designed for heavy industrial buildings and developments. He noted that the maximum building height in the Apex Overlay District is 60 feet so the increased height for the light poles would remain in conformity to the buildings.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

In response to a question from Commissioner Calhoun, Planning and Zoning Manager Eastman stated that setbacks were determined by districts and specific uses. He provided several examples for a better understanding of how setbacks were determined in different areas.

Commissioner Berrett thanked Planning and Zoning Manager Eastman for the time spent and his efforts on the proposed ordinance. He expressed concern regarding the removal of the 500-foot separation requirement for full liquor off-sale uses (liquor stores). Planning and Zoning Manager Eastman stated that the specific language referred to liquor stores and the reason for the change was reflected by the actions of the Planning Commission and City Council when waivers from the distance requirements were approved. Staff felt eliminating the requirement for liquor stores was warranted. The change would not affect any of the other separation requirements such as taverns and bars.

Land Development and Community Services Director Jordan stated none of the other jurisdictions had separation requirements from residential and the change would bring the City's Municipal Code in alignment with the other jurisdictions.

In response to a question from Commissioner Calhoun, Planning and Zoning Manager Eastman confirmed that the Planning Commission vote would be reflected in the reports for the City Council meeting.

Commissioner Berrett expressed concern regarding the 1:1 ratio for parking at apartment complexes. Planning and Zoning Manager Eastman stated that the ratio was for senior housing developments only and would not affect parking standards for any other multi-family or apartment developments.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Greer, Berrett, Calhoun, Shoaff and Guymon

NAYS: None

ABSTAIN: None

ABSENT: None