

- 7.2 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 04-17 Case No. LDC17-00060 (McCarran/Sutro Master Plan and Zoning Map Amendments) - A request has been made for a: 1) Master Plan amendment on ±7.61 acres from Mixed Residential to Urban Residential/Commercial; and 2) zoning map amendment on ±1.71 acres of Industrial (I) and ±1.66 acres of Multifamily - 21 dwelling units per acre (MF21) to ±3.37 acres of Community Commercial (CC). The site is located on the northeast corner of the North McCarran Boulevard/Sutro Street intersection. hrm [Ward 4] 4:26 PM

COMMISSIONER SCHNEIDER PRESENT AT 7:01 P.M.

Ken Krater, applicant's representative, gave an overview of the project.

Heather Manzo, Assistant Planner, presented the staff report. The applicant that owns the industrial zoned property along and accessed from McCarran is not including their property as part of the zone change request since there is an existing Industrial use at that site. Ward 4 NAB did not provide any comments. One email was received from a citizen concerning traffic.

Commissioner Marshall disclosed that he drove by the site. The remaining Commissioners present disclosed that they visited and/or are familiar with the site and received email.

At this time Chair Gower opened public comment for this item. Hearing and seeing no public comment requests, Chair Gower closed public comment.

Janelle Thomas, Acting Senior Civil Engineer, explained for Commissioner Hawkins that she will be meeting tomorrow with another applicant that is working on the Maverick station to discuss alternative modifications to address traffic issues not associated with this project.

Ms. Manzo explained for Commissioner Weiske that in this case there are a couple of small pieces of industrial zoned property in the urban core where industrial uses are not compatible with the surrounding residentially zoned property. The Maverick station is not non-conforming based on their existing zoning and will continue to be a conforming use if the zoning map is amended.

***It was moved by Commissioner Weiske, seconded by Commissioner Schneider, in the case of LDC17-00060 (McCarran/Sutro Master Plan and Zoning Map Amendments), based upon compliance with applicable considerations, to adopt the amendment to the Master Plan by resolution and recommend that City Council do the same, subject to***

*conformance review by the Regional Planning Agency; and recommend the City Council approve the zoning map amendment by ordinance. The motion carried unanimously with seven (7) members present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Troy Schneider, Commissioner
<b>AYES:</b>	Weiske, Johnson, Hawkins, Olivas, Gower, Schneider, Marshall