

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 27, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ABEYANCE - SDR-23323 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CW GROUP - OWNER: TOROS YERANOSIAN - Request for a Site Development Plan Review FOR A PROPOSED 29,851 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF PERMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.0 acres at 4600 North Rancho Drive (SPN 138-02-102-004), C-2 (General Commercial Zone, Ward 6 (Ross))

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support Postcards

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public hearing open.

ANDY REED, Planning and Development Department, informed that the inability to comply with landscape requirements indicates the applicant is attempting to overbuild the site. He recommended denial.



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JIM CHILDS, 5333 South Arville Street, #104, appeared on behalf of the applicant. He noted that the original site development plan approved three years ago has expired.

TOM McGOWAN, Las Vegas resident, pointed out that the applicant has ample room for a 15-foot buffer and would still be utilizing only one-third of the property.

TODD FARLOW, 245 North 19th Street, noted that a transportation trail is adjacent to the property and with the applicant's intention to install several trees and planters, he felt the overall plan was fine.

COMMISSIONER DUNNAM expressed his support and proposed a condition requiring the applicant to meet with the City's Traffic Engineer prior to civil plans to address throat depth and width. MR. CHILDS stated that a condition has been added addressing the issue.

GINA VENGLASS, Public Works Department stated Condition 18 addresses the throat depth. She noted the applicant submitted civil improvement plans which differ from those being reviewed. She indicated that upon compliance, the turnaround will comply with the parking counts.

COMMISSIONER DUNNAM asked whether a turnaround was required by the Fire Department. MS. VENGLASS stated that a turnaround was required and believes the applicant met with the Fire Department with regard to a crash gate. MR. CHILDS confirmed that a crash gate would be installed in lieu of the turnaround.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

