

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-23585 - PUBLIC HEARING - APPLICANT: TRAFFIC REAL ESTATE SERVICES - OWNER: PECOS PARTNERS LLC - Request for a Variance TO ALLOW A 50-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 73 FEET IS THE MINIMUM REQUIRED on 2.57 acres adjacent to the south side of Owens Avenue, approximately 29.5 feet west of Pecos Road (APN: 39-25-316-002), C-1 (Limited Commercial) Zone, Ward 2 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg. 7

City Council Meeting 2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 0

City Council Meeting 2

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcard
7. Submitted after final agenda Protest/support postcards for Items 100-102
8. Backup referenced from the 09-13-07 Planning Commission Meeting Item 33

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN asked that his vote reflect affirmative for Items 100-103.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 100-103

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LENI SKAAR, 3753 Howard Hughes Parkway, appeared on behalf of applicant and gave a brief description of the project while showing various diagrams/photos. She stated that a 73-foot setback is required but 50 feet is proposed. In addition, most of the building's height is 22 feet; however, the portion where there is signage over the front door is 30 feet. She did not feel the close proximity to the property line will be a hardship on the neighbors, as most of them have mature landscaping. There will also be wider median buffers than required, and the mechanical equipment is inside the store and not ground mounted. The request is for 71 parking spaces, as most of the residents in this neighborhood will probably walk. She noted that a condition would be added regarding alcohol and the undeveloped area on the site will be used for temporary parking. The applicant has agreed to pave the entire width of the driveway and agreed to all conditions. She closed by stating when the undeveloped area is completed, the parking requirements will be met.

MARGO WHEELER, Director of Planning and Development, noted an amendment to Condition 3 on Item 103 to reflect the site plan, dated 9/20/2007 and delete Condition 4.

COUNCILMAN REESE declared the Public Hearing closed on Items 100-103.

