



City of Las Vegas

Agenda Item No.: 115.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-25968 PUBLIC HEARING APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC
Appeal filed from the denial by the Planning Commission of a request for a Site Development Plan Review FOR A 272 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND WAIVERS OF PERMANENT LANDSCAPE BUFFERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET FIVE INCHES IS REQUIRED on 0.15 acres at 4704 West Charleston Boulevard (APN 139-31-410 -127), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|---------------------------------|----------|---------------------------------|----------|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 0 |
| City Council Meeting | 2 | City Council Meeting | 0 |

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal Letter Filed by Allen Hughes
7. Protest Postcards
8. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval 9. Backup Referenced from the 02-28-08 Planning Commission Meeting Item 34

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following conditions as read for the record:

- A. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. The

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driveway accessing this site shall be pan style and must be approved by the Nevada Department of Transportation.

B. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Charleston Boulevard public right of way adjacent to this site.

C. The driveway shall be designed to accommodate the location of the existing palm tree to the satisfaction of the City Traffic Engineer.

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ALLEN HUGHES, South Buffalo, addressed the confusion with the request, as the waiver request is not for zero landscaping. There will be landscaping in the front of the property.

COUNCILWOMAN TARKANIAN did not believe she had seen a revised plan, as she was only aware of the underparking and landscaping. The upgrades were insufficient relative to the request. MARGO WHEELER, Director of Planning and Development, noted that February 13th is the most recent site plan received by staff, which was the site plan MR. HUGHES shown on the overhead. The Councilwoman desired the applicant meet with her as she was basing her decision on a previous site plan. MS. WHEELER clarified that this is only a site plan and a variance is not required. After clarifying the public hearing notice, MS. WHEELER explained to the Councilwoman where the landscaping will be. However, she pointed out that it is not possible to place landscaping along the west, north and two-thirds east of the property lines. With that, the Councilwoman apologized to the applicant, as she did recall the circumstances and could support the request. She was pleased that the palm tree would remain, as she desires to see them maintained in Ward 1.

GINA VENGLASS, Public Works, read into the record three additional conditions, to which MR. HUGHES agreed to. The Councilwoman believed it would be a tremendous improvement and he agreed to compatibility frontage with existing businesses.

MAYOR GOODMAN declared the Public Hearing closed.