



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: ABYANCE RENOTIFICATION NO. 8325 - REZONING - PUBLIC HEARING -
APPLICANT: WASHINGTON PUBLIC - OWNER: MADRE MESA - Request for a
Rezoning From: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED
COMMERCIAL) on 2.08 acres on the southeast corner of Washington Avenue and Pecos
Road (APN 140-36-0000, Ward 3 Reese)

C.C.: 09/03/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|--------------------------|----|--------------------------|----|
| Planning Commission Mtg. | 11 | Planning Commission Mtg. | 10 |
| City Council Meeting | 0 | City Council Meeting | 0 |

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards and Support Letter
7. Submitted after Final Agenda Protest/Support Postcards for Items 16 and 17

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE,
STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-
RICHARD TRUESDELL, VICKI QUINN)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 16-19.

DOUG RANKIN, Planning and Development, stated these related matters were previously held in abeyance to allow the applicant to revise the site plan, and he went over those revisions. He added that the reduction in the overall square footage due to the revisions eliminated the need for a waiver of a reduced landscape buffer and enabled the applicant to include parking lot landscape

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finger islands. A pedestrian plaza was added, and the drive-through windows were realigned to keep vehicles from emptying into the same drive-isle. Despite all the revisions, MR. RANKIN recommended denial, because the project would still require a Variance to the Residential Adjacency Standards.

LUCY STEWART and DAVE CRETE appeared representing the applicant. MS. STEWART stated that staffs initial concerns with traffic circulation were addressed. She explained that staffs only remaining issue was the Variance to the Adjacency Standards, however, she pointed out that a letter indicating support was submitted by the adjacent property owner. Regarding the waiver to the park, MS STEWART stated that such a waiver was previously granted to allow beer and wine sales for an establishment located on the northwest corner.

MR. CRETE detailed the revisions to the site plan and went over the areas where the square footage was reduced in order to address the concerns of the Commission.

TODD FARLOW, 240 North 19th Street, expressed concern about the panhandle area of the site and requested it be limited to employee parking only. MR. CRETE remarked that all the known tenants agreed to use the area for employee parking. Additional lighting would be installed for increased safety as well as a glass frontage for the south end of the building to provide a constant view of the lot.

COMMISSIONER EVANS appreciated the site plan modifications. However, he requested the input of Public Works staff regarding site access and the impact the revisions might have on traffic. BART ANDERSON, Public Works, affirmed Public Works' support of the revisions, adding that the southern-most driveway was repositioned to a point more suitable for ingress/egress vehicular traffic and on-site traffic circulation was greatly improved.

COMMISSIONER TROWBRIDGE stated that this is a good project for such an odd-shaped, vacant parcel that has been frequently vandalized and felt that the improvements would greatly benefit the surrounding area.

COMMISSIONER DUNNAM thanked the applicant for working with City staff to address all the concerns of the Commissioners.

CHAIR GOYNES declared the Public Hearing closed for Items 16-19.