



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
**BEYANEE - RENOVATION - GE 19565 - GENERAL PLAN AMENDMENT -
PUBLIC HEARING-APPLICATION NUMBER: DIBELLA LIVING TRUST - Request to
Amend a portion of the southeast section of the General Plan FROM: O (OFFICE) TO: SC
(SERVICE CENTER) on 0.75 acres at the southwest corner of Charleston Boulevard and
Palmer Drive (APNs: 162-04-101-001, 002 and 162-04-101-010), Ward 1 (Tarkanian)**

C.C.: 01/07/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda Protest Postcards for Items 15-17
8. Submitted at Meeting Concerned Letter with Seven Signatures for Items 15-17

Motion made by VICKI QUINN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, STEVEN EVANS, VICKI QUINN, BYRON GOYNES, GLENN
TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-
None); (Did Not Vote-None); (Excused-None)

NOTE: MARGO WHEELER, Director of Planning and Development, disclosed that she resides
in the area but did not participate in the discussions regarding these items.

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open for Items 15-17.

PETER LOWENSTEIN, Planning and Development, indicated the proposal would not be
compatible with the surrounding uses, and staff's recommendation was for denial.

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DAVID TURNER, Baughfman and Turner, 1210 Hinson Street, appeared on behalf of the applicant, JOHN DIBELLA, who was also present. MR. TURNER spoke on the surrounding uses and used diagrams and elevations depicting the site plan. MR. DIBELLA desires to upgrade the facility with full landscaping along Charleston Boulevard. There will be a driveway along Charleston Boulevard and eliminating one of the two service driveways along Pahor Drive. The waiver request for landscaping will enable additional parking and maintain the orientation of the business as it exists today. There was a neighborhood meeting held with a resident in attendance that supported the request.

WILLIAM McCURDY stated the proposed plan is not conducive to the Las Vegas 2020 Plan.

TAMMY ANKENMAN, 1113 Pahor Drive, resides behind MR. DIBELLA'S business and read her comments for the record. She also showed a diagram depicting the dental office adjacent to her home and expressed past issues with taggers and the lack of maintained landscaping. She does not oppose the entire project but does not want to see some of the same issues happen with this business. She would rather have a decorative block wall around the entire subject site with recessed landscaping. In addition, the residents do not want an access driveway along Pahor Drive. There have been some issues with noise and large delivery trucks, as well as lack of parking when MR. DIBELLA has had business meetings after hours. MR. DIBELLA confirmed that these meetings no longer take place.

MR. TURNER stated the proposed driveway does not encroach onto MS. ANKENMANS property any further than the existing driveways. Pahor Drive is a cul-de-sac, and the driveway will only be a service driveway and is critical to his business. There is also sufficient landscaping along Pahor Drive.

COMMISSIONER ELLSWORTH and MR. TURNER discussed the fire access, which is located on Pahor Drive. Circulation of the site would be difficult if there were two driveways on Charleston Boulevard.

COMMISSIONER TRUESDELL understood the residents concern and also noted MR. DIBELLAS business has been at this location for 25 years. He felt the solution to controlling the traffic and access point is to have an exit only on Pahor Drive. He discussed enhancing the landscaping along the east side of the building and in the rear and enclosing the premises with a gate during the night.

COMMISSIONER QUINN sympathized with the adjacent residents and has visited MR. DIBELLA'S long-standing business. She has experienced a difficult time exiting the site and believes these measures will improve traffic flow and access to the site.

MR. RANKIN read the proposed conditions, to which MR. DIBELLA concurred.

CHAIRMAN GOYNES declared the Public Hearing closed for Items 15-17.