



*City of Las Vegas*

Agenda Item No.: 10.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: APRIL 9, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANEE - GPA-32550 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: OWNER, SMOKE RANCH DEVELOPMENT, LLC - Request to Amend a  
portion of the Southwest Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE  
COMMERCIAL) - 63 acres adjacent to the south side of Smoke Ranch Road, approximately  
1,300 feet east of Eastside Drive (APN 138-22-102-004), Ward 4 (Steinman)

C.C.: 05/06/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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 Postcard

Motion made by MICHAEL E. BUCKLEY to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,  
RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote  
-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 10-14.

DOUG RANKIN, Planning and Development, indicated that with the proposal, the site would be overbuilt; as a result, staff recommended denial.

ATTORNEY TABITHA FIDDYMENT, 3800 Howard Hughes Parkway, gave an overview of the site. She stated the previous proposal drew significant opposition; however, at the last neighborhood meeting, residents and members of the Church of Jesus Christ of Latter-day Saints expressed their support.

## PLANNING COMMISSION MEETING OF: APRIL 9, 2009

Due to the unusual shape and length of the property, the building sets back 50 feet and is adjacent to the property line. Its design prevents them from constructing the building 10 feet back as required. The property line and perimeter wall are immediately adjacent to the trails. Based upon the surrounding uses, it does not make sense to provide the 10-foot setback.

ATTORNEY FIDDYMENT believed that if the building was reduced in size and the variances were eliminated, wasted space would be permitted and would create a no-man's land. The proposed development is consistent with other multi-storage facilities.

TODD FARLOW, 240 North 19th Street, was not fond of how the proposal imposed on the trail. COMMISSIONER BUCKLEY could support the use but agreed with MR. FARLOW and felt that landscaping should be incorporated along the eastern boundary.

COMMISSIONER QUINN stated she had met with the applicants and discussed their concerns dealt with lighting. She believes this proposal would be a great use of the property. ATTORNEY FIDDYMENT informed COMMISSIONER TRUESDELL that the landscaping can be accommodated. In addition, the lighting would be downward or motion lighting as to not infringe on adjacent properties.

CHAIR TROWBRIDGE preferred cost-effective landscaping material that would not infringe on the access road to primary facility or create a safety hazard for those utilizing the trail. After discussing the landscaping and trail width issues further MARGO WHEELER, Director of Planning and Development, raised the two issues dealing with setbacks and lot coverage. Item 14, Condition 6, deals with setbacks which is required as part of the General Plan and can only be modified with a general plan amendment. Per the March 26th, 2009 submitted landscape plan, landscaping is not shown but is required, if applicant does not provide the trail, a general plan amendment application must be made. ATTORNEY FIDDYMENT clarified that the error was made by the architect, and the applicant has no problems with accommodating the trail.

ASSISTANT CITY ATTORNEY BRYAN SCOTT questioned the correct site plan, to which CHAIR TROWBRIDGE confirmed with ATTORNEY FIDDYMENT that the correct site plan would be submitted prior to City Council meeting. MS. WHEELER added that staff believes the trail is the most important asset and should be designed and landscaped accordingly.

COMMISSIONER EVANS confirmed with ATTORNEY FIDDYMENT the applicant's concurrence with all conditions, which would satisfy the City's needs for the trail and development.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 10-14.