



City of Las Vegas

Agenda Item No.: 14.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANEE - ROC-33625 - REVIEW OF CONDITION - PUBLIC HEARING -
APPLICATION: THE STEGEL GROUP OWNERS: PLUG IT INN II, LLC AND GOLD
SPIKE HOLDINGS, LLC - Request for Review of Condition of an approved Site Development
Plan Review (SDR-29662) TO DENY CONDITION NUMBER 19 WHICH REQUIRES THE
REMOVAL OF THE SOUTHERNMOST DRIVEWAY ALONG LAS VEGAS BOULEVARD
AND TO CONSTRUCT THE NORTHERNMOST DRIVEWAY TO DOWNTOWN
CENTENNIAL PLAN STANDARDS at the northwest corner of Ogden Avenue and Las Vegas
Boulevard (139-34-510-012 through 015, 139-34-510-034 and 043), C-2 (General Commercial)
Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Planning Commission Action Letter for SDR-29662
7. Support Postcards
8. Submitted after Meeting Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 0

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

PLANNING COMMISSION MEETING OF: APRIL 23, 2009

NOTE: CHAIR TROWBRIDGE abstained from voting, as the Siegel Group is involved with his campaign.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, stated that staff found no substantial justification to support the request but can support the conditions if approved.

ATTORNEY T. BITHA FIDDYMENT, 3800 Howard Hughes Parkway, appeared with KRISTEN NEUMAN, Lotus Architecture, and PAUL CHAVEZ, TCE Engineering. ATTORNEY FIDDYMENT indicated that the site plan for the renovation of the existing Gold Spike and Travel Inn was approved last October, and the site plan submitted to staff reflects all off-site improvements. The condition requiring the removal of the driveway was missed. The intent is to renovate and improve the existing buildings. Removal of the driveway would require a complete change to on and off-site circulation, removal of parking spaces and additional off-site improvements. She agreed with the condition to remove the driveway upon receipt of the letter from the traffic engineer attesting that it has become a safety concern.

TODD FARLOW, 240 North 19th Street, remarked that the applicant cannot be trusted because they have not removed barriers placed on their facilities directed by Code Enforcement.

COMMISSIONER GOYNES stated that if any of the driveways causes problems with traffic, they will remove one driveway. MR. ANDERSON, Public Works, clarified for COMMISSIONER EVANS that original Condition 19 called for the closure of the southernmost driveway. Upon further discussion with the applicant, and subsequent to that condition, Public Works determined that it is not a safety hazard at this time. Should this change, Public Works would reserve the right to have it removed. The reasoning is that there is no accident history nor pedestrian/auto conflict with this driveway. COMMISSIONER EVANS questioned why the condition was imposed. MR. ANDERSON replied that when a site is being redeveloped there are desirable access conditions and having driveways close to corners are less desirable now than they were in the past. Closing driveways near an intersection is a good idea but in this instance, there was no accident history and Public Works evaluated and determined that it has not been a safety hazard.

COMMISSIONER ELLSWORTH verified that ultimately, the City Traffic Engineer has the sole discretion in determining whether or not there is a safety hazard.

COMMISSIONER TRUESDELL thanked the applicant for having drawings that depict the parking impact. Although he is still concerned about the driveway and safety zones of the handicap ramp, he commended the Gold Spike on doing a great job with the renovation.

CHAIR TROWBRIDGE declared the Public Hearing closed.