



City of Las Vegas

Agenda Item No.: 24.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT: DR-3520 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: VOWNER CITY OF LAS VEGAS - Request for a Site Development Plan Review
FOR AN EXISTING 67-SPACE PARKING LOT AND A PROPOSED 96-SPACE PARKING
LOT WITH VARIATIONS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO
ALLOW BUFFER OF ZERO FEET ALONG THE WEST PERIMETER AND A PORTION OF
THE SOUTH PERIMETER WHERE 15 FEET AND EIGHT FEET, RESPECTIVELY, ARE
REQUIRED on a portion of 6.59 acres at 1510 North Decatur Boulevard (APN 139-30-101-001),
C-V (Civic) Zone, Ward 4 (Barlow)**

C.C.: 09/16/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard

Motion made by BYRON GOYNES to Approve subject to conditions and amending Condition 4 as read for the record:

4. An Exception from Title 19.10.010 is hereby approved, to allow six parking lot landscape islands and six trees where 23 parking lot landscape islands and 24 trees are required. Four, five-gallon shrubs shall be required for each required use.

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

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

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the existing parking lot was constructed without landscaping buffers. The proposed parking lot is providing partial landscaping and staff recommended approval. He read an amendment to Condition 4.

MARK SORENSON, Public Works, appeared and accepted all conditions.

TODD FARLOW suggested trees instead of shrubs. MR. SORENSON replied that the new proposed parking lot has 16 trees around the perimeter and six trees and shrubs within the parking lot median, but MR. FARLOW did not believe this would be sufficient. MARGO WHEELER, Director of Planning and Development, added the reason for not having trees to the north is due to future expansion of the project.

COMMISSIONER EVANS was perplexed that applicants in the private sector are required to comply with the requirements yet the City of Las Vegas is seeking a waiver. MR. SORENSON replied that there were financial constraints and the existing project was done quickly as there were safety concerns with the number of pedestrians crossing Vegas Drive and Decatur Boulevard. It was decided that a compromise in this case was warranted. A lot of thought did go into this and it was a hard decision.

COMMISSIONER EVANS asked if there was any way for additional trees and was concerned about development that in the future could be regrettable. MR. SORENSON stated that even the new parking lot is considered temporary as the future site is considered as a community center. There is no guarantee that any of the parking will be used in the future. The community center will ultimately meet the landscaping requirement.

COMMISSIONER TRUEDELL stated why not treat as temporary and have dirt or a lighted crosswalk along Decatur Boulevard and not incur significant costs. How can the Commissioners tell one car dealership to have landscaping and yet this site on Decatur Boulevard, which has been a wasteland for political signs and chain link fences, not adhere to Code requirements. It seems to be a greater sustainability with less capital expense. This park deserves a tree in the most critical way. MR. SORENSON stated that the air quality division has been very aggressive in not allowing any tires on dirt. The City is looking at a temporary full asphalt section.

CHAIR TROWBRIDGE remarked that the City should be held to the highest standards and not have another applicant come in and request the same as what the City did. Standards should be adhered to so that they can be models for developers.

COMMISSIONER GOYNES felt it was the best compromise.

CHAIR TROWBRIDGE declared the Public Hearing closed.