



City of Las Vegas

Agenda Item No.: 6.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: ~~TABLED - RENOTIFICATION - SDR-5893~~ - **4 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICATION NUMBER: MFE, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WALKERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETSCAPE STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tonawanda Way and Leisure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	7
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

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

Motion made by KEEN ELLSWORTH to Hold in abeyance to 10/8/2009

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

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated the site complies with Title 19 and is compatible with the surrounding uses. He recommended approval.

GEMIE KNISELY, GK3 Architecture, 2111 Ridgewood Avenue, accepted staff conditions and asked for approval.

LYNN FENSTERMAKER represented the county residents who live adjacent to the subject property. She stated that COUNCILMAN ROSS had requested the applicant hold a neighborhood meeting with the residents, but it never occurred; therefore, she asked the Planning Commission to deny the applicant's request.

COMMISSIONER ELLSWORTH questioned whether the meeting was actually held. MS. KNISELY stated she was unaware of a request to hold a meeting, but noted that it might have been addressed with the previous owner/developer. MS. FENSTERMAKER countered that COUNCILMAN ROSS had assured her that the project would be contacted.

COMMISSIONER ELLSWORTH recommended holding the item in abeyance to enable the applicant to meet with the adjacent property owners. MS. KNISELY agreed.

COMMISSIONER TRUEBENHART stated that with the site development plan meeting all requirements, the residents should be satisfied with that and reasonable with their expectations.

CHAIR TROWBRIDGE declared the Public Hearing closed.

