



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 24, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
AUTO ZONE, INC. - Request for a Special Use Permit FOR A PROPOSED AUTO PARTS
(ACCESSORY SALES & SERVICE) USE AT 4930 Vegas Drive (APN 138-24-804-016), C-1
(Limited Commercial Zone, Ward 7 (Barlow))

C.C. 10/21/2009

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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

Motion made by BYRON GOYNES to Approve subject to conditions

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 19 and 20.

STEVE GEBEKE, Planning and Development Department, stated the existing use is non-conforming as it was approved prior to the requirement of a special use permit for this use. As the proposed development is in compliance with all Title 19 requirements, he recommended approval and read an amendment for Condition 3 of Item 20.

ARTHUR NAVE appeared on behalf of Auto Zone, Inc., and agreed to all conditions.

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EULALIO NORIEGA, Las Vegas resident, expressed his opposition. He stated that cut-through traffic is very bad on Fairhaven Street and requested that the store expansion have additional parking and no access to Fairhaven Street. He also expressed concern with the recurring homeless encampments behind the store and the car washes and repairs taking place in the parking lot and on Fairhaven Street.

MR. NAVE explained that the proposed expansion would add additional parking around the building and the existing dirt lot would be paved and patrolled. He added that the store managers are told to police the area and prevent car repair on site. He offered to install signage stating on-site repairs are not permitted.

COMMISSIONER COYNES agreed that store management needs to be more proactive. MR. NAVE assured him that security would be increased and suggested the expansion would prevent homeless encampments. COMMISSIONER COYNES encouraged MR. NAVE to preserve as many of the existing trees as possible and MR. NAVE explained that efforts had been made to protect the existing landscaping, but one tree would be lost due to its location.

COMMISSIONER ELLSWORTH expressed his opposition to the condition limiting what the Code permits under the requested Special Use Permit.

CHAIR TROWBRIDGE declared the Public Hearing closed for items 19 and 20.

