



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **RENOTIFICATION - SDR-35-03 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR PROPOSED 15,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH PERFORM AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 15 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE THE MINIMUM IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)**

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

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

Motion made by KEEN ELLSWORTH to Hold in abeyance to 12/3/2009

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the proposed facility does not meet the minimum Town Center requirements. He noted that the subject site would be overbuilt and not compatible with the adjacent properties. He recommended denial.

RICHARD YOUNGBLOOD, 4045 Dean Martin Drive, appearing on behalf of the applicant stated that only a portion of the subject site will be developed. He noted that the property owner owns the adjacent property and at a future date, plans to build another car dealership. MR. YOUNGBLOOD acknowledged that although the landscape island and tree requirements do not meet Town Center Standards and the open space and buffer requirements are not in compliance with Title 19, the applicant is willing to work with staff.

MR. YOUNGBLOOD was hesitant about accepting the conditions of approval and repeated that he preferred to work with staff.

COMMISSIONER ELLSWORTH expressed concern with the applicants hesitation to accept the conditions of approval, especially since there is a purpose for having standards in place. He suggested the request be held for two weeks. MR. YOUNGBLOOD replied that time is of the essence because of the manufacturers mandate that construction commence by January 2010.

With regard to the landscaping requirements, MR. YOUNGBLOOD confirmed that those conditions would be met with the exception of being two trees short along the frontage of the site. Hearing the response, COMMISSIONER ELLSWORTH questioned whether there is a new site plan.

MARGO WHEELER, Director of Planning and Development, stated that current plans on file are dated October 5, 2009. MR. YOUNGBLOOD remarked that revised plans have not been submitted but assured the Board that they will meet the landscape requirements.

MS. WHEELER explained that staff had recommended denial; however, if approved, it would only include those conditions based on the plans submitted on October 5th and would not include the additional landscaping as mentioned by the applicant. DEPUTY CITY ATTORNEY JAMES LEWIS clarified that if the current plans, which are deficient according to Title 19, were approved and the applicant was requested to make changes, when it was forwarded on to Council, he would not be required to make any changes.

CHAIR TROWBRIDGE declared the Public Hearing closed.