City of Las Vegas

Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐Consent ☒ Discussion

SUBJECT:
VAR-3694[illegible] - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: METRO SKY POINTE, LLC - Request for a Variance TO ALLOW 132 PARKING SPACES WHERE 153 SPACES ARE REQUIRED on 2.48 acres at the northwest corner of Cimarron Road and Sky Pointe Drive (APNs 125-21-313-002 and 003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 03/03/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**8**
City Council Meeting	**0**	**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. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 22 and 23

Motion made by KEEN ELLSWORTH to Approve subject to conditions and amending Condition 3 as read for the record:

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Minutes:
CHAIR TRUESDELL declared the Public Hearing open for Items 22 and 23.

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DOUG RANKIN, Planning and Development, explained the plans were revised to increase the proposed square footage to 10,892; the development will include an outdoor patio area. The increase has caused the need for the parking variance, which staff cannot support, as it is a self-imposed hardship. Regarding the site plan, staff recommended denial as well due to the parking variance. Should an approval be granted, staff recommended an amendment to Condition 3 on Item 23, which was read for the record.

SAM FACCHINI, Owner, Metro Pizza, appeared with TERRE GROVE, General Contractor, and DAVID DWIRE, Civil Engineer, on behalf of the applicant. MR. FACCHINI referred to the overhead and gave a brief history on Metro Pizzas existing businesses and how the business has been able to maintain sufficient and shared parking, including handicap parking. There is an existing sidewalk with landscaping and on the opposite side of the street are businesses with landscaping; there is no residential overlooking the site, and there is sufficient buffering.

COMMISSIONER EVANS recognized Metro Pizzas reputation and believed the parking variance was minor in nature. He also pointed out the fact that the adjacent property is an Auto Zone, and the other uses overlap each of the business hours for approximately two hours. Compared to their other businesses, MR. FACCHINI informed COMMISSIONER EVANS that this location will have the most parking than their other locations and there have not been any parking issues at those locations. MR. RANKIN confirmed that the applicant is providing more than the required trees.

MR. FACCHINI informed COMMISSIONER ELLSWORTH that groundbreaking should commence on May 1st, with an opening date of December 1st; there will be approximately 60 employees.

To address the increased square footage, MR. FACCHINI explained to COMMISSIONER GOYNES that the pad size is 9,800 square feet, there is a second story that will be used for office space, consisting of 1,000 square feet. The four proposed uses will be a pizza restaurant, breakfast café, production facility and their corporate offices.

CHAIR TRUESDELL declared the Public Hearing closed for Items 22 and 23.

BREAK 7:45 - 7:54 P.M.