



City of Las Vegas

Agenda Item No.: 37.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3693 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE ENVY - OWNER: CENTENNIAL GAZEWAY, LLC - Request for a Special Use Permit FOR A PROPOSED 1,900 SQUARE FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZONING DISTANCE SEPARATION FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED AND HOURS OF OPERATION FROM 8:00 A.M. TO 10:00 P.M. WHERE THE HOURS OF OPERATION ARE LIMITED TO 8:00 A.M. TO 9:00 P.M. at 5643 Centennial Center Boulevard, Suite #135 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial Town Center) Special Land Use Designation], Ward 6 (Ross)

IF APPROVED, C.C. 03/03/2010

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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. Submitted after Final Agenda Supplemental Staff Report Page

Motion made by KEEN ELLSWORTH to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a two-year review at a public hearing of the Planning Commission.

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)

PLANNING COMMISSION MEETING OF: JANUARY 28, 2010

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, reported that the proposed massage establishment is not compatible with the surrounding adjacent land uses, due to the intensity of the use, its proximity to residential and the request to extend hours of operation. As a result, staff recommended denial.

MIKE SHOHET, 7505 Grand Paradise Drive, appeared with FRANCHESTA HAMMONDS, 7410 N. Durango, Suite 140, on behalf of the applicant. Both representatives discussed the proposed use, as it is situated within an existing shopping center and is consistent with other uses and the intent of the Code. The extended hours are necessary, as the majority of clients patronize the business between the hours of 4:00 p.m. to 10:00 p.m., and there are restaurants within the shopping center with extended hours. The closest development to the subject site is a 24-hour fitness club. MS. HAMMONDS briefly discussed the business and added that all therapists are licensed, and the goal is to bring quality massages at affordable prices to the masses.

MR. RANKIN informed CHAIR TRUESDELL that a public meeting was held; however, no one from the public was in attendance.

COMMISSIONER BILL WORTH appreciated Massage Envy's reputation; however, he recommended a two-year review at a public hearing of the Planning Commission which was accepted by MS. HAMMONDS.

CHAIR TRUESDELL declared the Public Hearing closed.

