



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: BEYANET - SDR-17195 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: THOTES PROPERTIES, LLC - Request for a Site Development Plan
Review Form - PROPOSED 700 SQUARE FOOT ADDITION TO AN EXISTING 2,000
SQUARE-FOOT BUILDING WITH VARIATIONS OF THE PERIMETER LANDSCAPE BUFFER
REQUIREMENTS. ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH
PERIMETER WHERE EIGHT FEET IS REQUIRED, ZERO-FOOT BUFFERS ALONG THE
NORTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND
ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS
REQUIRED ADJACENT TO ARTERIAL STREETS on 0.22 acres at 4236 East Charleston
Boulevard (APN 140-31-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

1

City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions, amending Condition 16 and adding the following conditions as read for the record:

16. The existing "pan" style driveway accessing this site from Charleston Boulevard is acceptable.

A. Future changes to the exterior shall require colors within the earth tones.

B. Signage shall not exceed the size or materials as shown in the approved elevations.

PLANNING COMMISSION MEETING OF: MARCH 25, 2010

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the applicant is requesting a 700-square-foot expansion to the existing commercial building. Due to the size of the site, landscaping cannot be provided to Title 19 standards; therefore, the applicant is requesting waivers and exceptions. Staff recommended approval as the site is unusually shallow and narrow. If denied, the site will remain as is and approval of a new site plan would be required before any additional expansions would be permitted.

DANIEL KIM explained that parking meets all code requirements, as well as ADA requirements. There were no complaints from patients with regards to the ramp. Therefore, he asked for a waiver of the current ADA code requirements.

TODD FARLOW verified with MR. RANKIN that the existing building is located east of Lamb Boulevard and Charleston Boulevard.

COMMISSIONER EVANS ascended with MR. RANKIN that the approval would conform to the elevations as submitted, including the materials and color scheme. MS. WHEELER responded that the condition indicated by MR. RANKIN refers to the site plan, elevations and floor plans, and language could be added regarding the color palette. She further added conditions that future changes to the exterior shall require earth tone colors and that the signage shall not exceed the size or materials as shown on the approved elevations. MR. KIM agreed to all conditions.

LUCIEN PAET, Public Works, indicated a modification to Condition 16. He pointed out that the applicant has worked with the State to obtain approval of the existing driveway, which is acceptable.

CHAIR TRUESDELL declared the Public Hearing closed.