



City of Las Vegas

Agenda Item No.: 46.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3795 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: SAVERS STORE/TWO-OWNER: WEC B/K 46 INVESTMENT TRUST - Request for a Special Use Permit FOR 29,950 SQUARE-FOOT GARMENT SHOP at 8530 West Lake Mead Boulevard (APN 138-20-0000-0000 C- (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

IF APPROVED, C.C.: 07/07/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

24

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

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. Protest/Support Postcards
7. Submitted after Final Agenda Supplemental Staff Report, Protest Postcards/Telephone Log 8. Submitted after Meeting - Protest Letter

Motion made by GUS FLANGAS to Approve subject to conditions and the adding the following conditions as read for the record:

- A. There shall be a one-year Administrative review after issuance of a business license for the subject site.
- B. No work shall occur at the building's exterior.
- C. All donations shall be made at the building interior with no exterior drop off.

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Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: CHAIR TRUESDELL disclosed that he sits on the board of trustees of a school located within the notification area, therefore, he would abstain from voting on this item.

Minutes:

VICE CHAIR ELLSWORTH declared the Public Hearing open.

STEVE GELBEKE, Planning and Development, stated that the proposed use will be located in an existing commercial building and will allow retail sales of secondhand apparel and household goods. The use is compatible with the surrounding uses and meets the minimum Special Use Permit requirements for a Thriftshop use. Therefore, staff recommends approval.

MITCH JOHNSON, Savers Store, 11400 SE 6th Street, Bellevue, Washington, requested approval for a Savers Store in a 30,000 square foot site.

STANLEY ROSEN, 2115 East Sunset Road, Suite 101, Res 44 in Sun City Summerlin and strongly opposes the request. A Big Lots store already exists and another thrift store is not needed.

JEFF RAVE and his wife, IVY, and JARIM appeared in opposition as this is the wrong use for the neighborhood.

TODD FARLOW, Las Vegas resident, likes Savers and its owners of other Savers keep the stores clean.

MR. JOHNSON pointed out that a demographic survey was done of store location and this neighborhood hit all the criteria; number of households, income levels and the type of disposal income. Some residents are concerned about the hours of operation, drop-off donation and delivery hours. Delivery hours are Monday through Friday, 8:00 a.m. to 6:00 p.m. Other residents expressed concern about the condition of the shopping center.

COMMISSIONER TROWBRIDGE stated there are many commercial properties trying to stay afloat. His primary concern is the child care facility because access to Savers runs along the back of the preschool, and it will be impacted by the noise from delivery trucks. He is familiar with the operation of Savers, but he cannot support it because it is not appropriate for the area.

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COMMISSIONER GOYNES did not find anything wrong with the request. It becomes a Not In My Back Yard" issue. It is part of the stigma of Summerlin and in this economy there is no discrimination. It fits the code and it will get its use.

COMMISSIONER FLANGAS echoed COMMISSIONER TROWBRIDGE'S comments as far as cleanliness. He is familiar with the shopping center and the property has been sitting vacant for some time, and small businesses are starting to suffer due to lack of foot traffic. He recommended a condition to keep the property clean including the year, and a one-year review.

VICE CHAIR ELLESWORTH declared the Public Hearing closed.

