



City of Las Vegas

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-3858 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38586 AND VAR-38587 - PUBLIC HEARING APPLICATION McDonalds USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - Request for a Site Development Plan Review FOR A PROPOSED 153 SQUARE FOOT RESTAURANT (WITH DRIVE-THRU) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ONE FOOT ALONG THE SOUTH PERIMETER, THREE FEET ALONG THE WEST PERIMETER AND TWO FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IN WIDTH IS REQUIRED FOR ALL INTERIOR PERIMETER BUFFER AREAS at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 5 (Reese). Staff recommends DENIAL. **(NOTE: APN should reflect 139-25-101-004 not 139-25-101-005)**

P.C.: FINAL ACTION (Unless Appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter
4. Protest Postcard and Telephone Approval Log

Motion made by STEVEN EVANS to Approve subject to conditions, deleting Condition 6, amending Condition 18 and adding the following condition as read for the record:

18. Remove all substandard sidewalk improvements and unused driveway cuts adjacent to the site and replace with new sidewalk improvements meeting current City standards concurrent with development of this site.

A. The required thirty-three 24" box trees should be located within the project perimeter. Species and location are subject to the approval of the Planning and Development Department.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

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

Minutes:

See Item 36 for related backup and discussion.

