



City of Las Vegas

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-3885 - SITE DEVELOPMENT - LAND REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: HARBORWAY MOTOR VEHICLE COMPANY - Request for a Site
Development Plan Review FOR THE ADDITION OF 3,667 SQUARE FEET OF FLOOR
AREA, CHANGING AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE
SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE
BUFFER REQUIREMENTS TO ALLOW ZERO FEET ON THE SOUTH PERIMETER
WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East
Sahara Avenue (A/N 52-01-01-022), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff
recommends DENIAL.

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.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Condition Changes, Correspondence by APTUS and Landscape Plan
8. Recordation Notice of Council Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions and amending the following conditions as read for the record:

2. All development shall be in conformance with the site plan date stamped 08/04/10, landscape plan date stamped 08/24/10, and building elevations date stamped 08/04/10 and 07/13/10, except as amended by conditions herein.

4. An Exception from Title 19.10.010(J) is hereby approved, to allow 12 trees and two interior parking lot landscape islands where 25 trees and six interior islands are required.

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7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. Delete: The technical landscape plan shall include the following changes from the conceptual landscape plan: eight new palm trees having a minimum height of 15 feet from the ground to the top of the fronds shall be located within parking lot plantings adjacent to Sahara Avenue.

10. Mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets for any new construction.

13. A Master Sign Plan shall be submitted to the City of Las Vegas for approval prior to the issuance of any sign permits for any additional signage.

15. A Comprehensive Construction Staging Plan for each phase shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits for the phase. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

18. The existing driveways serving the site from Sahara Avenue may remain as-is; however driveway #2 (as shown on the submitted plan dated August 4, 2010) shall be gated and posted as Emergency Vehicle Access Only. This condition shall not be enforced if a median modification in Sahara Avenue eliminates left-turn movements out from this driveway.

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

GLENN TROWBRIDGE, VICKI QUINN, BYRON COYNE, 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, reported the applicant is requesting to demolish a substantial amount of existing floor space and add space, for a net gain of 32,667 square feet, and modernize the existing building facades. This will be accomplished in three phases. The site is sparsely landscaped; therefore, staff recommends denial. For Planning and Development, he read revised Conditions 2, 4, 7, 8, 10, 13 and 15, and BART ANDERSON, Public Works, read an amendment to Condition 18, should the application be approved.

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GARY LEOBOLD, APTUS Group, representing the owner, did not fully support the revised conditions, but he agreed to all the conditions, as confirmed by CHAIR TRUESDELL. MR. LEOBOLD explained that this is a phased project, but the improvements are being done as a result of General Motors' essential brand recognition effort. The addition and improvements will greatly enhance the East Sahara Avenue area. He requested final action, in order to pull the permits by 10/2010.

TODD FARLOW, Las Vegas resident, insisted on landscaping.

CHAIR TRUESDELL expressed his support, noting that improvements will be great for the area. COMMISSIONER GOYNES agreed.

CHAIR TRUESDELL declared the Public Hearing closed.

