



City of Las Vegas

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANET - VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance to allow ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APN: 139-34-710-000-001, 0321, 0323), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39122 and SDR-39121
2. Conditions and Staff Report - VAR-39122 and SDR-39121
3. Supporting Documentation
4. Photos - VAR-39122 and SDR-39121
5. Justification Letter - VAR-39122 and SDR-39121
6. Support Postcard VAR-39122 and SDR-39121

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 36 and 37.

STEVE GEBEKE indicated that the Site Development Plan Review does not conform to development standards under Title 19, resulting in a site that will be overbuilt. Additionally, there is no evidence of unique or extraordinary circumstances pursuant to Title 19.18.070 that would substantiate the requested Variance. Staff is recommending denial of both applications.

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ATTORNEY JAY BROWN, 520 South 4th Street, and SCOTT BROWN, Architect, DesignCell Architecture, appeared representing the applicant. ATTORNEY BROWN understood the concerns of staff, but explained that complying with the required setbacks would not leave enough space for the building, and the only real concern is the dome, which can only be seen from a great distance. As far as "Pop" Squires historic house, every attempt has been made to move it, but it cannot be done as a condition because EVANS, LLC, does not own the building.

MR. BROWN explained that with the proposed building being across the street from Las Vegas High School, a traditional style building is intended, with abundant landscaping. The building has been moved back to lessen the impact and to improve access to parking, as it involves a corner lot.

TODD FANLOW, Las Vegas resident, verified with MARGO WHEELER, Director of Planning and Development, that the height of the building would be 85 feet and the dome 120 feet.

COMMISSIONERS COSNES and TROWBRIDGE liked the design of the building.

COMMISSIONER TROWBRIDGE indicated that when he owned the land, the "Pop" Squires home was a problem, and it had minimal historic value because it was the original home of the first newspaper owner in town. The owner attempted to donate it several times to any historical conservation group that would take it, but no one was interested. The Commissioner regarded the project as beneficial to the downtown area and supported it.

CHAIR TRUEDELLE commented that a lot of time was spent on this project in order to save a piece of history, but, in this economy, the commissioners need to help businesses succeed. He wondered if the applicant would be willing to donate the building or work with an organization to remove it. He remarked that the drawings he saw without the dome better fit the architecture of the school across the street, and it would not create height issues.

COMMISSIONER EVANS commended the applicant's efforts on the new elevations, as he likes the design, but he remained concerned about the "Pop" Squires home. He wondered if the applicant would agree to a temporary period in which to try to find someone that would take the Squires house. ATTORNEY BROWN agreed to a temporary period until 2/1/2011, adding that the dome has an atrium appearance that the tenants like.

COMMISSIONER EVANS indicated he would not support this project, because, to him, the Squires house is of substantial historical significance, and it could have been incorporated into the design of the project.

CHAIR TRUEDELLE declared the Public Hearing closed for Items 36 and 37.