



City of Las Vegas

Agenda Item No.: 12.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 8, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting**

☐ Consent ☒ Discussion

SUBJECT: DR-4076 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SAVERS STORES/TVE-OWNER/VE-202K-86 INVESTMENT TRUST - Request for a Site Development Plan Review FOR A REMOVED SERVICE AND LOADING AREA ADDITION TO AN EXISTING 82,000 SQUARE FOOT RETAIL BUILDING WITH NO SCREENING WHERE AN EIGHT FOOT WALL OR DENSE LANDSCAPING IS REQUIRED on a portion of 3.01 acres at 8530 West Lake Mead Boulevard (APN 138-20-611-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

12

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

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. Protest/Support Postcards
7. Condition Confirmation Letter

Motion made by GUS FLANGAS to Approve subject to conditions

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

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

NOTE: COMMISSIONER TRUESDELL disclosed he sits on the board of a private school that falls within the notification area; therefore, he would abstain from voting.

Minutes:

CHAIR EVANS declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: MARCH 8, 2011

STEVE GEBEKE, Planning, indicated the applicant is proposing to add three-bay loading docks at the rear of the existing store located in a fully developed commercial shopping center. There is not sufficient room for the required screening from a parking lot across the access drive that would service the loading dock. Staff recommended approval. If denied, the loading dock would not be permitted.

COMMISSIONER TROY BRIDGE indicated that a loading dock with a covered screen without a wall or landscaping will have a negative impact on the adjacent office building.

BARNEY MICHALCHUK, Greenberg Farrow Architect, appeared on behalf of the applicant and responded that there is an existing loading dock in the rear of the building used for smaller local delivery trucks. The site does not allow for landscaping because of the 24-foot fire lane required around the perimeter of the shopping center. MR. MICHALCHUK noted that delivery hours are from 7:00 a.m. to 7:00 p.m., and the amount of trucks is contingent upon activity. He agreed that improvements to the facade are minor, but COMMISSIONER TROY BRIDGE'S concern was regarding the back of the building.

COMMISSIONER MOODY verified that customer drop-off is directed to the interior of the building; the loading dock is primarily for Savers.

COMMISSIONER FLANNAGAN added that the rear of the building is currently visible to the existing adjacent office building.

CHAIR EVANS asked if anything could be done to mitigate some of the issues raised by the Commissioner. MR. MICHALCHUK agreed that given the fire lane requirement and the need to maneuver trucks into the area, it would be impossible to construct the loading dock with any sort of screening, landscaping or wall.

See Item 7 for related discussion.

CHAIR EVANS declared the Public Hearing closed.