



*City of Las Vegas*

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: APRIL 12, 2011**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAUGH, Acting

Consent  Discussion

**SUBJECT:**  
GPA-40839 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:  
DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE WARD REVOCABLE  
LIVING TRUST - Request to amend the General Plan FROM: PF (PUBLIC FACILITIES) TO:  
G2 (GENERAL COMMERCIAL) with 8 acres at 2301 McLeod Street (APN 162-01-801-013),  
Ward 3 (Reese). Staff recommends APPROVAL.

C.C.: 05/18/2011

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report GPA-40839, SUP-41115 and SDR-41114
3. Supporting Documentation
4. Photos - GPA-40839, SUP-41115 and SDR-41114
5. Justification Letter - GPA-40839, SUP-41115 and SDR-41114
6. Protest/Support Postcards GPA-40839 and SUP-41115

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GLENN  
TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-None); (Did  
Not Vote-None); (Excused-None)

**Minutes:**

CHAIR EVANS declared the Public Hearing open for Items 19-21.

DOUG RANKIN, Planning, indicated the general commercial category request is consistent with existing C-2 Zoning. The proposed use complies with Title 19 minimum special use requirements and can be conducted compatibly with the surrounding land uses. The proposed site improvements will reduce the impact to the residential neighborhood to the north. The existing 60-foot light poles will be replaced with 30-foot light poles that meet Title 19 requirements. The

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submitted landscape plan depicts a new landscape buffer along the north perimeter that abuts the single-family residence. Upgrades to the landscape buffer along McLeod Street will include 24-inch box trees and five-gallon shrubs in each parking lot island. Previously, only pine trees at eight feet on center were provided. Staff recommended approval.

ATTORNEY DORSEY, 5883 Howard Hughes Parkway, was present, accompanied by RANDY BARNES, Architect with RBA Architecture. As a matter of background, ATTORNEY DORSEY explained that the parcel at issue is the auto body shop and maintenance facility for Drivetime Used Car Dealership on East Sahara Avenue that was approved earlier in the year and should open in 2011. This parcel was previously designated for public use and not transferred to C-2, which is the general use in the area.

ATTORNEY DORSEY noted that landscape improvements were made in consideration of the neighbors. A buffer of trees was added to the north and pine trees that were previously eliminated will be replanted. There will be no east-driving access to McLeod Street.

TODD FARLOW, Las Vegas resident, stated this is the time to clean up this property and to require the minimum landscape standards. ATTORNEY DORSEY rebutted that significant landscaping improvements are being made and a landscape buffer is being added.

ATTORNEY DORSEY indicated the hours of operation of the auto body shop will be 6:00 a.m. to 6:00 p.m., Monday through Saturday, and closed Sunday. MR. RANKIN pointed out there is no condition regarding the hours of operation in this matter. COMMISSIONER TROWBRIDGE stated his preference for set hours of operation, as ATTORNEY DORSEY indicated.

COMMISSIONER TRUESDELL asked if the dealership and auto body shop are juxtaposed, because according to the site map, they are across the street from each other. ATTORNEY DORSEY explained that the intents is to have a ramp going through the car lot. MR. RANKIN remarked that the site has access to the east and there is access between the parcels, and the three parking spaces depicted on the plan do not exist. A condition could be added to allow access to the east of the parcel, with which ATTORNEY DORSEY agreed.

ATTORNEY DORSEY responded for CHAIR EVANS that full auto body work will not start at 6:00 a.m., and the bay doors will be closed in the early hours. He was amenable to a condition to control this. CHAIR EVANS appreciated the landscape improvements.

Following the vote, CHAIR EVANS recognized Boy Scout Troop 535 from the Tule Springs Area who was present to earn its citizenship and community awareness badge. At the Chair's request, FLINN FAGG, Acting Director of Planning, explained the function of the Planning Commission.

CHAIR EVANS declared the Public Hearing closed open for Items 19-21.