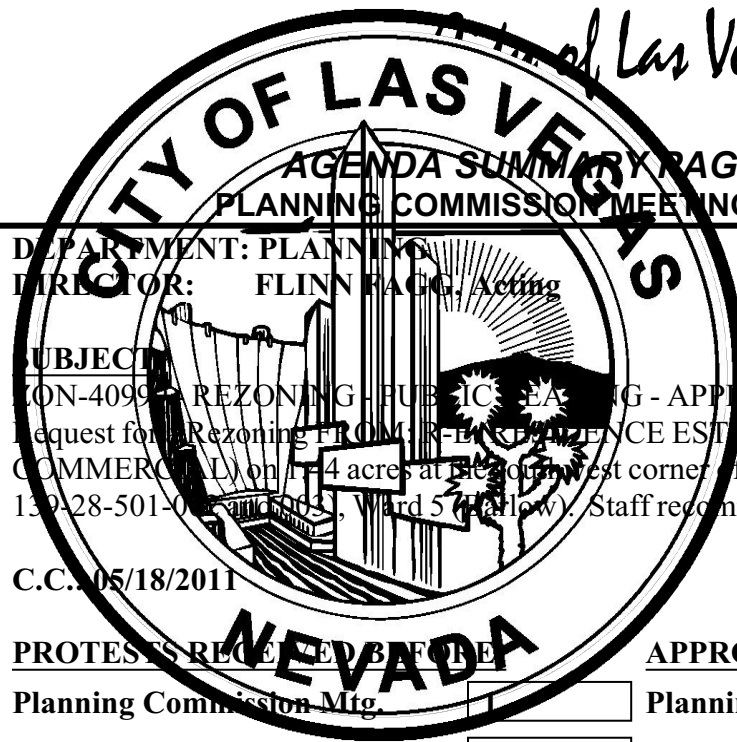




City of Las Vegas

Agenda Item No.: **22.**

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN BACIG, Acting

☐ Consent ☒ Discussion

SUBJECT: ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for Rezoning FROM: R-LR (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 17.4 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-00 and 002), Ward 5 (Hallow). Staff recommends APPROVAL.

C.C. 05/18/2011

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-40999 and SDR-40998
2. Conditions and Staff Report - ZON-40999 and SDR-40998
3. Supporting Documentation
4. Photos - ZON-40999 and SDR-40998
5. Justification Letter - ZON-40999 and SDR-40998
6. Protest Postcard ZON-40999 and SDR-40998

Motion made by BYRON GOYNES 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 22 and 23.

STEVE GEBEKE, Planning, stated the two parcels are subject to the rezoning request, but the Site Development Plan Review applies only to a portion of the northern parcel. The rezoning request will bring the zoning into conformance with the Commercial land use designation and will be compatible with surrounding commercial zoning; therefore, staff is recommending approval. The proposed parking lot does not comply with minimum Title 19 requirements regarding perimeter landscaping and parking screening. While staff can support the waiver request along the western perimeter, as additional spaces for the convenience store will be provided, the reduction of the landscape buffer along the public right-of-way is not supported,

PLANNING COMMISSION MEETING OF: APRIL 12, 2011

and staff is recommending denial of this request. If these items are denied, the parking lot improvements would have to be removed.

VINCENT GINN appeared with his mother, WAI CHUN GINN. MR. GINN described the landscaping plan. The Texas Sage will serve as a buffer between the street and parking area to keep people from cutting through to avoid the stop light. He explained that the parking lot was paved primarily to rid dust.

TODD FARLOW, Las Vegas resident, felt the proposed landscaping is insufficient. The applicant should be required to meet the minimum landscaping requirements.

COMMISSIONER QUINN agreed with MR. FARLOW, adding that there is sufficient space to accommodate additional landscaping. CHAIR EVANS indicated he would like more landscaping along the east side of the parcel. MR. GINN responded that the asphalt would have to be broken up, and agreed with CHAIR EVANS that trees could be added on the east side. DOUG RANKIN, Planning, remarked that 15 feet of landscaping is required where five feet is proposed, but eight feet would be acceptable. CHAIR EVANS preferred something other than Mexican Blue Palm trees because they take too long to mature.

COMMISSIONER GOYNES suggested viewing the landscape improvements made to Martin Luther King Junior Boulevard, where the businesses were made to comply with Title 19 landscape requirements. This applicant paved the parking lot without researching the code requirements, and being that this was the first business on the street, the owner should comply with the minimum landscaping standards. This will ensure this high-traffic area is aesthetically pleasing.

CHAIR EVANS sympathized with COMMISSIONER GOYNES' concerns, but asked him if he would settle for eight feet of landscaping on the east and west perimeters. COMMISSIONER GOYNES felt a waiver from the requirements should not be granted. CHAIR EVANS explained that his intent was to help the business operate.

COMMISSIONER TRUESDELL indicated there is plenty of room to make the necessary improvements, which will not be too expensive. He could not support anything but the required landscaping, given that all the other businesses have been required to meet the standards.

After COMMISSIONER GOYNES made a denial motion on SDR-40998, CHAIR EVANS suggested imposing a condition for 15 feet of landscaping. COMMISSIONER GOYNES replied negatively, indicating he would prefer full compliance with Title 19. MR. RANKIN commented that there are multiple requests for waivers, so 15 feet of landscaping would not be sufficient to comply with all Title 19 requirements. COMMISSIONER QUINN said she would prefer to see a new landscape plan.

CHAIR EVANS declared the Public Hearing closed for Items 22 and 23.