



City of Las Vegas

Agenda Item No.: 35.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011**

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO

☐ Consent ☒ Discussion

SUBJECT: SUP-42262 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR LLC, INC. - For possible action on a request for a special Use Permit FOR A PROPOSED 15,263 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 1715 Fremont Street and 1735 Fremont Street, APNs 89-33-415-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

C. C.: 09/07/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-42262 and SUP-42264
2. Conditions and Staff Report - SUP-42262 and SUP-42264
3. Supporting Documentation
4. Photos - SUP-42262 and SUP-42264
5. Justification Letter - SUP-42262 and SUP-42264
6. Protest/Support Postcards SUP-42262 and SUP-42264

Motion made by RICHARD TRUESDELL to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be no elevated display of vehicles on the site.

Passed For: 4; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting, as his primary residence is located within the notification area.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 35 and 36.

PLANNING COMMISSION MEETING OF: AUGUST 9, 2011

DOUG RANKIN, Planning, indicated that both proposed uses are intense uses that require vehicular display and storage, in addition to the parking required for customers and staff. Although the site is located in the Downtown Centennial Plan area, the parking is rather insufficient. In addition, the approval of the special use permit for the motor vehicle sales would circumvent minimum special use requirements of the auto repair garage which prohibits the display and sale of vehicles. Staff recommended denial as the use is not compatible or harmonious with the surrounding uses.

LORA DREJA, Brown, Brown and Premisprint, appeared in behalf of the applicant and stated that the two uses have previously existed in the building. Revisions were made relative to circulation, the chain link fence has been removed, and canopies over auto bays will be added by tenants once they sign their lease to further contribute to the architectural standards of the Downtown Centennial Plan. Regarding the sale of cars, MS. DREJA indicated that the auto repair facility will not have a license to sell vehicles. She agreed to a condition not to have banners, flags or any other device on the property that draws attention. The applicant is willing to ensure that all automobiles are sold at a price of \$4,000 or higher. MS. DREJA suggested adding a condition regarding landscaping adjacent to the Fremont Street property line.

COMMISSIONER THOMASDELL was aware that the fencing and improvements were major issues. He agreed that the property should be consolidated for circulation, but that can create a barrier to the use. The improvements made are a dramatic change to that corridor and will enhance the area.

CHAIR TROWBRIDGE acknowledged that the photos shown would encourage any kind of improvement, especially along this corridor. Either the site remains as is or there is opportunity for concessions. MS. DREJA referred to conditions that would address the razor wire, the sign encroaching into the right-of-way and removal of the ramp. She was not certain about the hours of operation for the mechanic shop but was willing to accept a condition not to exceed 9:00 p.m. CHAIR TROWBRIDGE deferred to staff for regulating hours of operation and noise levels.

COMMISSIONER QUINN indicated she met with MS. DREJA and explained how hard it is for the Commission to control used car sales, especially on West Sahara Avenue. She could not support this request, as it is on the opposite side of the gateway to the City and is not the desired welcoming corner that she wants to see coming into Fremont Street.

COMMISSIONER GOYNES asked, if approved, what will happen to the lot, as it would be nice to make it vintage/nostalgic. MS. DREJA responded that the intent is to refurbish the lights; she verified with MR. GEBEKE that it is necessary to do the auto repair use inside to mitigate the noise, and there are no hours of operations.

COMMISSIONER FLANGAS asked for an added condition restricting elevated platform displays of cars on the site.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 35 and 36.