



City of Las Vegas

Agenda Item No.: 24.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

☐ Consent ☒ Discussion

SUBJECT: SUP-4264 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: BF TRUST - POSSIBLE action regarding a request for a Special Use Permit FOR PROPOSED PAWESHIP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

C.C.: 10/19/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda Support Postcard
7. Submitted at Meeting Protest emails by Commissioner Schlottman

Motion made by TRINITY SCHLOTTMAN to Deny

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

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

NOTE: Although Commissioner Truesdell recognized BF Trust's reputation, he abstained from voting, since the principles of BF Trust are his tenants.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning, stated the proposed use does not conform to Title 19 requirements and cannot be conducted in a compatible manner with surrounding land uses due to the requested

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distance separation waivers. Therefore, staff recommended denial.

TODD KESSLER, 206 North 3rd Street, appeared with the applicant, HOWARD BOCK, and commented on the business' reputation and that they have operated for over 60 years. Even though there are similar businesses in the area, competition is good. He also noted the waivers granted in some other similar cases, whereby the businesses have been able to operate successfully.

KATE LOWEN, St. Louis Square, TODD FARLOW; SCOTT and HEIDI SWANK; JOHN DELIKANAKIS and MIKE DURO, President, Beverly Green Neighborhood Association; STEVE FRANKLIN and ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, all expressed opposition. The proposal lacks enhanced landscaping, there are existing issues with traffic and parking, and the proposal is incompatible and not harmonious with the surrounding area. In addition, there is an existing pawn shop next to this site, and they do not believe there is a compelling reason to grant the variance. In speaking for Super Pawn, the adjacent pawn shop, ATTORNEY LAZOVICH acknowledged that to relocate an existing pawn shop license can be difficult and waivers are oftentimes appropriate. In this case, the applicant is asking to be much closer to her clients pawn shop. Her request, was not appropriate.

MR. BOCK rebutted ATTORNEY LAZOVICH's comment and recalled some history dealing with one of his other sites and Super Pawn, whereby the separation distance was less than five feet. He believed Super Pawn was attempting to hamper his efforts in continuing to provide a community service; additionally, Super Pawn's fees are higher and will soon be increasing. MR. KESSLER added that MR. BOCK had served the culinary union and is simply trying to maintain his establishment with improvements.

COMMISSIONER SCHLOTMAN thought this applicant ran a better establishment than some of the others in the valley. He did not believe competition was an issue, especially if the establishments were in a different location.

CHAIR TROWBRIDGE found the proposal to have some merit and could potentially be an inspiration in restoring the Lady Luck Hotel and Casino. The subject building has been vacant and needs occupancy; he did not believe that another pawn shop in the area would have a negative impact on the neighborhood. St. Louis Avenue is a commercial street, and he was surprised that a major pawn shop stood in opposition of a Mom/Pop establishment.

COMMISSIONER QUINN believed this area was becoming "pawn shop alley" and preferred delaying development of this site.

COMMISSIONER FLANGAS agreed with CHAIR TROWBRIDGE in not desiring a vacant building. He could not support this request, as he felt a precedent would be set and poor planning would take place.

CHAIR TROWBRIDGE declared the Public Hearing closed.