



City of Las Vegas

Agenda Item No.: 26.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

Consent Discussion

SUBJECT: BEYANET - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OWNER: TRINITY HAVEN SCHLOTTMAN - For possible action on a request for a Site Development Plan Review FOR A 2,903 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116 FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

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 DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
7. Protest Comment and Support Postcards

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

A. A trash enclosure shall be added as part of the Phase One construction in conformance with all Title 19 requirements.

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD P. BONAR; (Against-RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

CHAIR FLANGAS declared the Public Hearing open.

DOUG RANKIN, Planning, read the staff report. He stated staff recommended denial because it could be designed to meet the minimum requirements of Title 19. He read an additional condition.

JAMES GRAY, general contractor representing the applicant, concurred with staff's recommendations in order to be able to move forward with the project.

TODD FARLOW, Las Vegas resident, asked if there is a time limit on the completion of Phase IV because the residents deserve a nicely landscaped project. COMMISSIONER GOYNES stated that he has discussed the need to improve the landscaping with the applicant, who is in concurrence.

CHAIR FLANGAS declared the Public Hearing closed.

