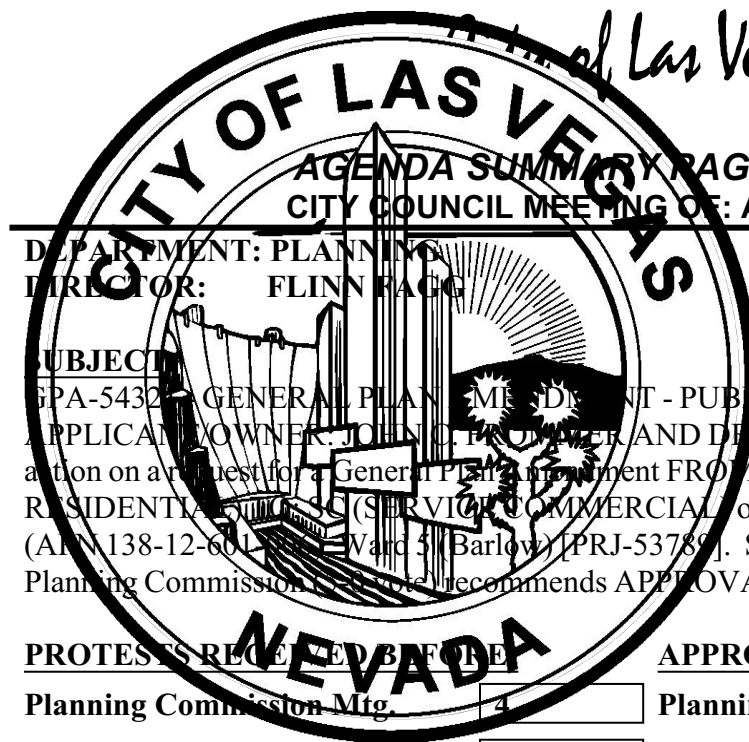




City of Las Vegas

Agenda Item No.: **90.**

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: AUGUST 20, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: GPA-54321 - GENERAL PLAN - MEDDLENT - PUBLIC HEARING -
APPLICANT/OWNER: JOHN D. FROMMER AND DEBBIE A. FROMMER - For possible
action on an request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY
RESIDENTIAL) ZONING (SERVICE COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard
(APN 138-12-601) - Ward 5 (Barlow) [PRJ-53789]. Staff recommends DENIAL. The
Planning Commission 5-0 vote recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
3. Supporting Documentation - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
4. Photos - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
5. Justification Letter - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
6. Submitted after Final Agenda - Protest/Support Postcards for GPA-54321, ZON-54322 and VAR-54323
7. Backup Referenced from the July 8, 2014 Planning Commission Meeting - GPA-54321, ZON-54322 and VAR-54323 [PRJ-53789]

Motion made by RICKI Y. BARLOW to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN,
STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 90-94.

CITY COUNCIL MEETING OF: AUGUST 20, 2014

ATTORNEY BOB GRONAUER, representing the applicant, said that the business has been in existence since 1943. In 1963, the County Commissioners approved a use variance to allow meat processing on this property. In 1964, it was annexed into the City of Las Vegas and the use variance for the existing business has been ongoing. He said this has been in the family for a long time and CHUCK FROMMER is currently running the business. The restaurant portion has been opened for a little over a year. Since appearing on the television program Diners, Drive-Ins and Dives, there have been people coming from around the world to the restaurant.

ATTORNEY GRONAUER reported that they have held two neighborhood meetings and have had elected officials from the City of Las Vegas and Clark County attend the meetings in support of this business. He reported that the Northwest Area Residents Association (NARA) are in support of the application as well.

ATTORNEY GRONAUER said that the initial application was to allow for General Commercial land use designation so the use variance could be eliminated and have the meat processing facility along with the restaurant. The neighbors were concerned about what would happen if the current business was no longer there, so at the Planning Commission meeting, they requested and were approved to reduce the zoning from C-2 to C-1. At that time, they also requested additional conditions. The Site Development Plan Review (SDR) include the hours of operation for the restaurant shall be Monday thru Saturday, 11:00 a.m. to 8:00 p.m., any significant changes to the site plan shall require a new public hearing, wherein notice would be provided to the neighbors pursuant to Title 19 notice requirements and even though it is not legally enforceable, they are adding a condition that stated no other uses are allowed on the property except the current uses as proposed. This is the best way to keep the restaurant, keep the neighbors happy and keep the business thriving like it has since 1943.

FLINN FAGG, Planning Director, said that is unique in that this is a request to re-zone property to a commercial designation in the middle of a residential neighborhood. The business has been in this location for a long time, and the applications legalize the business and allow it to continue. The zoning has been downgraded from the initial application to C-1 and the conditions that MR. GRONAUER stated have already been added as standard conditions for approval to the SDR application, Item 94.

MAYOR GOODMAN asked if all of the residences around it were built after the business was there and MR. FAGG replied yes.

LEX ANDERSON, Las Vegas resident and NARA Historian, expressed his appreciation for the work the Planning Commission did on this item. He cited comments that had been made by the Planning Commissioners at the July 8, 2014 meeting.

LAMAR BRILEY, Las Vegas resident, said that they are thrilled that this is in the neighborhood, this is an asset in the neighborhood and they are here in support.

CITY COUNCIL MEETING OF: AUGUST 20, 2014

MIKE MALONE, Las Vegas resident, said that he lives three doors from Mull's Meats and he has no objection. Three meetings were held and they got their differences settled; MR. FROMMER has bent over backwards to accommodate any wishes the neighbors have had and he asked for approval.

ANTHONY HODGES, Las Vegas resident, said that the neighbors are in support of keeping this business.

DAVE GALYEN, Las Vegas resident, said that he is in support of John Mull's and Roadkill Grill and it was his first job 27 years ago. He stated that MR. FROMMER has always been a great part of the neighborhood and hopes this gets approved.

COMMISSIONER ROSS said that he is thrilled this has gotten resolved.

MAYOR GOODMAN asked if MR. FROMMER was involved in 4-H and he replied that they used to, but not any longer.

MR. FROMMER expressed his appreciation for what the neighbors have done and said that he appreciates his neighbors.

COUNCILMAN BEERS disclosed that he ate at the Mull's Cafe last night.

COUNCILMAN BARLOW said that he can remember walking through Mull's Meats as a child; he agrees with the neighbors that it is a staple in the community and he supports this item. He thanked NAR for working with his son on Item 91.

COUNCILMAN BARLOW confirmed with MR. FAGG that the two conditions that ATTORNEY GRONAUER read are already in the backup materials and will be recorded with the case for Item 94.

COUNCILMAN ROSS mentioned that they received support letters from Frank and Guy Morton.

MAYOR GOODMAN commented that Lola's restaurant has also been on Diners Drive-Ins and Dives. COUNCILMAN BEERS said it is a very fun show hosted by Guy Fieri, who is a University of Las Vegas, Nevada (UNLV) graduate and former employee of John Mull's as well.

MAYOR GOODMAN declared the Public Hearing closed for Items 90-94.