



City of Las Vegas

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO**

☐ Consent ☒ Discussion

SUBJECT: MVR-5487 - WAIVER - PUBLIC HEARING - APPLICANT: ROBERT SINA - OWNER: CENTENNIAL HILLS MORROW MFG - For possible action on a request for a Waiver of the Town Center Development Standards Streetscape Requirements TO ALLOW AN ALTERNATIVE DESIGN on 23.64 Acres at 6100 North Durango Drive (APN 125-29-512-001), T-C (Town Center) [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Parcel ID: 125-29-512-001-54685). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter

Motion made by TODD L. MOODY to Approve subject to conditions and amending Condition 5 as read for the record: 5. A waiver from Town Center Development Streetscape standards to allow Chitalpa accent trees within the amenity zone instead of Rio Grande Ash shade tree which is required is approved.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, stated that an existing underground utility conduit runs adjacent to North Durango Drive underneath the proposed streetscape amenity zone found

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at the back of curb to the landscape area and is preventing the installation of larger vegetation. The applicant requested to relocate the required streetscape trees from the amenity zone to the landscaping buffer behind the sidewalk. The applicant has also requested to replace required Rio Grande Ash shade tree with a Chitalpa accent tree. Staff has determined that the proposal to relocate the required amenity zone trees adjacent to North Durango Drive to the landscaping buffer behind the sidewalk can be supported due to the existing site conditions. However, staff does not support the requested waiver to allow accent trees in place of the required Rio Grande Ash tree.

MICHAEL YOUNG appeared on behalf of the owner and noted that the property was an eyesore and that construction was completed last week; the graffiti was removed, windows repaired and the City issued a Certificate of Completion. Regarding the landscaping, due to the utility conduits, the best location was behind the curb. The Chitalpa trees are replacing the Rio Grande Ash trees due to root system issues and large canopy size, which hide the building and the school. It would be detrimental if the trees were to hide the project. He asked for approval.

COMMISSIONER MOODY stated that based on the alternative design, and because Chitalpa trees will give better visibility, he will support the project.

MR. LOWENSTEIN suggested the Planning Commission revise Condition 5 to allow Chitalpa accent trees.

CHAIR FRANGAS declared the Public Hearing closed.

