



City of Las Vegas

Agenda Item No.: 34.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: SUP-5666 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: TITAN AUTO - OWNER: CHRY UNDERHILL - Filing for action on a request for a Special Use Permit FOR A PROPOSED (MOTOR VEHICLE SALES/USED) USE WITH A WAIVER TO ALLOW 2,628 SQUARE FEET DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 711 South Main Street (APN 162-03-302-001), C-2 (General Commercial) Zone, Ward 2 (Center) [PRJ-56612]. Staff recommends DENIAL.

P.C.: Final Action (unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Submitted after Final Agenda Protest Email and Protest/Support Postcards

Motion made by RICHARD TRUESDELL to Deny

Passed For: 3; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 1

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

NOTE: COMMISSIONER SCHLOTTMAN disclosed he is under contract with KC CAMIS, the Architect and representative on two or three other projects; therefore, he would abstain on this matter.

NOTE: A previous motion for Approval by GOYNES failed with SCHLOTTMAN abstaining, QUINN excused and MOODY, TRUESDELL and BONAR voting No.

PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

DOUG RANKIN, Planning Manager, described the use and stated that as proposed the use does not adhere to all minimum requirements. Additionally, the elimination of 14 parking spaces would leave 59 parking spaces for the remaining commercial center. The use is not compatible and, therefore, he recommended denial.

KC CAMIS, Architect, and SHAHYN ENAYAT, owner of Titan Auto, were present. MR. CAMIS clarified that the lease agreement Titan Auto has with the landlord is not just for the parking spaces shown but for the entire portion of the site. He showed an aerial map depicting existing auto businesses and remarked that the proposed business is compatible with the area. He showed pictures of the cars and pointed out there will be no junk cars, and that the applicant will provide security. The applicant intends to improve the site, which would be an improvement to the area, especially given the litter, loitering and the homeless sleeping on the site. The applicant tries to keep the area clean, the site is surrounded by vacant land and the site is vacant. The landlord is not planning on leasing the building and hopes to take over the building and make it part of the existing business.

ALEX TRATOLOTO, a Las Vegas resident, appeared in support and stated that the applicant has made the existing business better than what it was. The businesses that have been there longer have not made any improvements or made it safer as this applicant has. MR. ENAYAT seems to really care about his customers and the community.

CARLOS CARRILLA owns a mechanic shop nearby and he has not had any problems with MR. ENAYAT'S business and felt that this business helps his business.

MONA LISA SAMUELSON, Las Vegas resident, asked the Commissioners to support small businesses.

COMMISSIONER GOYNES indicated that the business is compatible because the area is known for mechanic shops. He could support the request because he would prefer a functioning business that would revitalize the area.

COMMISSIONER TRUESDELL stated that this was a vibrant market, yet the property sat empty for four years. There are many small successful businesses in the area, but he did not feel this was the best use for the area.

COMMISSIONER BONAR noted that this mini-sale car lot and last use could be considered as the beginning of urban renewal; therefore, he could not support the application.

CHAIR FLANGAS declared the Public Hearing closed.