



*City of Las Vegas*

Agenda Item No.: 67.

**AGENDA SUMMARY PAGE - PLANNING  
CITY COUNCIL MEETING OF OCTOBER 19, 2016**

DEPARTMENT: PLANNING  
DIRECTOR: TOM PERRIGO

Consent  Discussion

**SUBJECT:** SUP-65450 - ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICATION FOR REAL PROPERTY ACQUISITION - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Special Use Permit FOR A COUNTRY CLUB, PRIVATE at the southeast corner of McKinley Boulevard and Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-65250]. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-65450 and SDR-65451 [PRJ-65250]
2. Conditions and Staff Report - SUP-65450 and SDR-65451 [PRJ-65250]
3. Supporting Documentation - SUP-65450 and SDR-65451 [PRJ-65250]
4. Photo(s) - SUP-65450 and SDR-65451 [PRJ-65250]
5. Justification Letter - SUP-65450 and SDR-65451 [PRJ-65250]
6. Protest/Support Postcards - SUP-65450 and SDR-65451 [PRJ-65250]
7. Backup Submitted from the August 9, 2016 Planning Commission Meeting

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following conditions as read for the record:

- A. Court lighting shall not be higher than twenty (20) feet and shall be directed to the sports court. Court lighting shall be turned on only when the court is being used.
- B. Signage to be provided on the property to encourage proper paddle tennis etiquette to include, but not limited to, unnecessary loud play.
- C. One year required review shall be heard at City Council from the date of opening of the country club to determine if the hours of operation for the three sport courts nearest to the east property line is appropriate.
- D. Hours of operation shall be 7:00 a.m. until 11:00 p.m.
- E. No alcohol is allowed to be sold on the property.

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Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3  
BOB COFFIN, LOIS TARKANIAN, STEVEN D. ROSS, BOB BEERS; (Against-None);  
(Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, CAROLYN G.  
GOODMAN, STAVROS S. ANTHONY)

### Minutes:

MAYOR PRO TEM ROSS declared the Public Hearing open for Items 67 and 68.

COUNCILWOMAN TARKANIAN expressed concern about a pamphlet regarding these items being delivered to homes in the area as much of the information was inaccurate. The pamphlet stated that beer and wine would be sold, but there is no alcohol allowed in the project; the only bar will be a smoothie bar. The pamphlet also stated that this would be spot zoning, but the zoning will not be changed.

TOM PERRIGO, Director of Planning, reported that the Private Country Club use is permitted in the R-E (Residential Estates) zoning district with approval of a Special Use Permit. The use is appropriately sized for this parcel, and the paddle courts and clubhouse are adequately screened from the adjacent R-E zoned residential properties with landscaping. All Title 19 requirements are being met by way of site design and alternate landscape design; therefore, staff recommended approval of the applications. If approved, the applicant requested that several conditions of approval be added to both applications. Mr. PERRIGO read the additional conditions for the record.

MARY GREEN, resident, sent correspondence that stated if the Jehovah's Witness Hall was not built on the northeast corner of Erasmussen Avenue and Buffalo Drive, the protection from having alcohol in the racquet club would be removed. The neighbors were also told this was the fastest growing sport in Europe, and it would be the only one in the United States. She was concerned about how this would be advertised, and it did not seem appropriate to put such a fast-growing sport facility in a residential neighborhood. She wanted to maintain the residential quality along Buffalo Drive; approval of this facility would set a precedent, and additional commercial will come to the area.

COUNCILWOMAN TARKANIAN confirmed for COUNCILMAN COFFIN that this would be a private membership club with a limited number of courts. He did not understand why beer and wine would not be permitted, and COUNCILWOMAN TARKANIAN explained it was because the City placed a condition on the application that no alcohol would be sold on the property.

TRUDI and ALLEN LYTTLE, residents, appeared and MS. LYTTLE stated that they had sent a support e-mail to the Councilmembers. This project is a win-win for everyone as the neighborhood gets the aesthetic value of a country club type of facility on a blighted corner of the neighborhood, the City and State collect taxes and residents get exposure to a new sport. She requested approval.

ATTORNEY BOB GRONAUER appeared on behalf of the applicant. He showed an aerial map of the area and pointed out the site location. There are no requests for Rezoning or Variances.

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After the first neighborhood meeting, the applicant decided that there would be no alcohol use. He reviewed the three iterations they have gone through due to neighbors' concerns regarding circulation of traffic, parking and landscaping. He requested a change to Condition 4 of SDR-65451 as the neighbors requested that Leyland Cypress trees be part of the landscaping on the east property line instead of African Sumac trees. ATTORNEY GRONAUER thought this would be a low-intense use and an amenity for the area, and requested approval.

COUNCILWOMAN TARKANIAN understood the neighbors' concerns, and asked if they were in agreement. ATTORNEY GRONAUER stated that they have been communicating with the neighbors and presume they were since more people did not appear in opposition. COUNCILWOMAN TARKANIAN thought this project was appropriate and the majority of people who contacted her were in support.

MAYOR ROSEM ROSS declared the Public Hearing closed for Items 67 and 68.

