



Agenda Item No.: 49.

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: REBEYAN - ZON-65372 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA SAFES - OWNER: MCCINNESSEN COMPANY LTD - For possible action on a request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO C-1 (LIMITED COMMERCIAL) on 0.53 acres at 5250 West Charleston Boulevard (APN 4-3803-004), Ward 1 (Tarkanian) [PRJ-65195]. Staff recommends APPROVAL.

C.C.: 10/19/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-65372, VAR-65373, VAR-65374, SUP-65375 and SDR-65376 [PRJ-65195]
2. Conditions and Staff Report - ZON-65372, VAR-65373, VAR-65374, SUP-65375 and SDR-65376 [PRJ-65195]
3. Supporting Documentation - ZON-65372, VAR-65373, VAR-65374, SUP-65375 and SDR-65376 [PRJ-65195]
4. Photo(s) - ZON-65372, VAR-65373, VAR-65374, SUP-65375 and SDR-65376 [PRJ-65195]
5. Justification Letter - ZON-65372, VAR-65373, VAR-65374, SUP-65375 and SDR-65376 [PRJ-65195]
6. Protest/Support Postcards ZON-65372 and VAR-65373 [PRJ-65195]

Motion made by VICKI QUINN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CEDRIC CREAM, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:

CHAIR MOODY declared the Public Hearing open for Items 49-53.

PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2016

PETER LOWENSTEIN, Planning Section Manager, reported that staff was in support of the proposed rezoning of the northern portion of the property, as this would bring the entire site under a commercial zoning district and eliminate a dual-designated development. Staff did not, however, support the proposed intensification of use on the site, as evidenced by the variance from providing additional parking for an already parking impaired site, the requested waiver from the minimum site area requirement for the proposed utility trailer sales use, as well as the requested variance to allow the placement of four existing shipping containers within the required setback areas at the rear of the property for storage. Staff found that the proposed use of the site was too intense, and the existing shipping containers would have a negative visual impact on the adjacent residential neighborhood to the north; and, therefore, recommended denial.

GEORGE GARCIA, 1055 Whitney Ranch Drive, Suite 210, stated that this building was built in the 1960s, and the area was in need of help in terms of keeping tenants and keeping it safe and secure for both residents and businesses in the area. His client is a former Las Vegas Metropolitan Police Officer and was trying to continue his efforts in the community by selling safes. The area was heavily distressed, and he was trying to do everything he could to have the business survive and help his community.

MR. GARCIA indicated the overseas shipping containers were to provide additional storage for the business to operate. The existing building would be used for display of the safes, and one trailer would be used for delivery of the safes. The safes could not be acquired on-site; they would be delivered to the customer after an order was placed. Although the overseas containers were described as trailers, their function was not to be occupied by persons, and they did not create any parking demand. He referenced the landscaping and block wall on the rear of the property. Aesthetically, the trailers were painted to match the building and the block wall. Some of the requested variances relate to the existing building, which was built when there was a zero-foot setback on the lot line and close to the front of the property line. He commented that there was no opposition from the property owners on Alpine Place. One of the major concerns was to ensure there was no visual impairment to the neighbors. This project would help with the problem of vagrants sleeping on the roofs of the buildings. MR. GARCIA stated that his client keeps graffiti down on the rear wall and the adjoining properties and was trying to help prevent squatting with improved security and lighting at night which also enhanced safety and the appearance of the building.

COMMISSIONER QUINN indicated her support; she had driven the property in the early afternoon and again later in the evening, saw no issues with parking and commented that this was the kind of project that belonged at this location and nowhere else, as the area was blighted. With regard to Item 50, although she usually did not support zero-foot setbacks, she believed no fire hazard existed with this being steel upon steel. She expressed her wish for an Administrative Review with regard to Item 52 to ensure no sales were taking place onsite. MR. GARCIA acknowledged the applicants agreement with this and the limit of no more than four shipping containers.

PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2016

COMMISSIONER TROWBRIDGE thought this was a fine project, but with regard to Item 53, he thought the Commission would be seeing more and more utilization of these shipping containers for storage and suggested staff review the code regarding identifying them as converted buildings as it impacts the parking requirements.

CHAIR MOODY declared the Public Hearing closed for Items 49-53.