



City of Las Vegas

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013**

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

Consent Discussion

SUBJECT: DR-4814 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICATION OWNER: TRINITY HAVEN - For possible action on a request for a Site Development Plan Review FOR A 2,903 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116 FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Comment submitted by: Karl W. Armstrong PC03122013-38-1
7. Submitted after Final Agenda - Support Postcards

Motion made by BYRON GOYNES to Hold in abeyance to 4/9/2013

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,
TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

DOUG RANKIN, Planning Manager, read the staff report and recommended denial as it does not meet minimum standards of Title 19.

LONNIE WALSTON, Applicant, and JAMES GRAY, Contractor, were present. MR. GRAY explained that they are working with staff to meet conditions and are willing to revise the site plan.

In response to COMMISSIONER GOYNES, MR. GRAY confirmed that he will be able to meet all conditions and that he has read and understood each of the conditions imposed.

COMMISSIONER SCHLOTTMAN received clarification from MR. GRAY that the addition is facing Martin L. King, Jr. Boulevard and they prefer to install the wall during the second phase to aid construction access. COMMISSIONER GOYNES voiced concerns with the planned phases, but MR. RANKIN clarified the proposed phases of the project as submitted by the applicant

COMMISSIONER SCHLOTTMAN received confirmation from MR. RANKIN that the second parking lot would not be required parking at this time.

MR. WATSON confirmed for CHAIR FLANGAS and COMMISSIONER GOYNES that the rear parking lot would be completed once the second building is complete, but would be happy to complete it sooner if there is a need.

COMMISSIONER SCHLOTTMAN stated that he was less concerned with the parking compared to the needed perimeter wall.

COMMISSIONER TRUESDELL stated that he would prefer to see a better site plan.

COMMISSIONER GOYNES received clarification from MR. RANKIN that the Commissioners could require a buffer along the east property line if the second phase is removed. MR. RANKIN recommended that the applicant provide a revised site plan.

COMMISSIONER MOODY stated that many of the Commissioners' questions were not answered and he suggested holding the item in abeyance to allow the applicant to bring back a reasonable solution that addressed the Commissioners' concerns.

COMMISSIONER GOYNES stated that he would be willing to meet with the applicants to help address some of the issues. MR. WALSTON welcomed the chance to meet with COMMISSIONER GOYNES and MR. GRAY agreed to the abeyance.

CHAIR FLANGAS declared the Public Hearing closed.