



City of Las Vegas

Agenda Item No.: 11.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: JONNIE WALSH - 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 ONE-LEVEL 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 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Public Comment Protest by Karl W. Armstrong and Support Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance to 05/14/2013

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, RICHARD
TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-TODD L. MOODY); (Did
Not Vote-None); (Excused-GUS FLANGAS)

PLANNING COMMISSION MEETING OF: APRIL 9, 2013

NOTE: VICE CHAIR MOODY disclosed that he would be abstaining from voting on this item.

Minutes:

COMMISSIONER GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning Manager, read staff's report for the record and recommended denial of the proposed project because it does not meet the minimum Title 19 requirements.

ROBERT SWIFT, representing JG Enterprise, explained that the property owner intends to incorporate existing landscaping and the building's existing facade into the project.

TODD FARLOW, Las Vegas resident, voiced opposition to the current plan.

COMMISSIONER QUINN received confirmation from MR. SWIFT that he did not come prepared to display any landscape plans.

FLINN FAGG, Director of Planning, stated that, per an earlier meeting, the applicant was instructed to submit a revised landscape plan that had not yet been received.

COMMISSIONER QUINN stated that she could not support the application in its current form.

COMMISSIONER TRUESDELL voiced concern with the current landscape plan and stated that he wants to see additional landscaping.

MR. SWIFT stated that all of the issues had been addressed, but COMMISSIONER TRUESDELL reminded him that the purpose of this meeting was for the applicant to provide the Commissioners with all of the information they needed to make a decision.

COMMISSIONER BONAR requested a drawing that showed the actual dimensions on the site plan.

LONNIE WALSTON, Applicant, explained that he was told by COUNCILMAN BARLOW that the city will be installing a sidewalk along Madison Avenue, so the Councilman suggested waiting to complete landscaping until the sidewalk was complete.

COMMISSIONER TRUESDELL stated that he needed to see a landscape plan that reflected the site plan with sidewalks and proposed landscaping for the finished project in order to see the Applicant's vision for the property.

COMMISSIONER BONAR clarified that the Commissioners are simply requesting a landscape plan and voiced concern that there is a loss of parking spots.

COMMISSIONER GOYNES reiterated that the applicant needs to show the finished project on a landscape plan, even if it will be completed in various stages.

PLANNING COMMISSION MEETING OF: APRIL 9, 2013

COMMISSIONER SCHLOTTMAN suggested that a new justification letter from the applicant would be appropriate as it would help Commissioners understand the applicant's thought process while illustrating future plans for this property. COMMISSIONER SCHLOTTMAN recommended submitting this letter with the revised landscape plan a couple of weeks prior to the next Planning Commission Meeting. COMMISSIONER GOYNES concurred.

COMMISSIONER GOYNES declared the Public Hearing closed.