



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: VAR-4846 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON POWERS, LLC - For possible action on the request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-010-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 05/15/2013

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

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, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-48460, SUP-48462 and SDR-48464
2. Conditions and Staff Report - VAR-48460, SUP-48462, VAC-48465 and SDR-48464
3. Supporting Documentation
4. Photos - VAR-48460, SUP-48462, VAC-48465 and SDR-48464
5. Justification Letter - VAR-48460, SUP-48462, VAC-48465 and SDR-48464
6. Protest Postcard - VAR-48460 and SUP-48462
7. Submitted after Final Agenda - Support Postcard for VAR-48460 and SUP-48462

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

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

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

Minutes:

VICE CHAIR MOODY declared the Public Hearing open for Items 16-19.

DOUG RANKIN, Planning Manager, read staff's report and recommended approval based, in part, on the applicant's more suitable revisions to the proposed project.

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GEORGE GARCIA appeared on behalf of the applicant to request approval. He provided a brief overview of the project and reviewed elevation maps, site plans and landscape plans that he displayed on overhead monitors. He voiced approval to staff's conditions but requested a three-year approval period.

TODD FARLOW, Las Vegas resident, voiced his support for the project.

ATTORNEY EDWIN MILEY, KYLE GREENWOOD, DEBORAH CHEF and KATHLEEN AUGUST, Las Vegas residents, voiced opposition to the project.

LARRY HARRISON, Las Vegas resident, made it clear that he is neither for nor against the project; but did have concerns that there was no attempt to communicate with neighbors. He would like to know more about project phases and storage of building materials.

COMMISSIONER SCHLOTTMAN received clarification from MR. GARCIA on several issues including the types of landscaping being installed, use of the retail space as a grocery store and a breakdown of the 430 parking spaces provided on site.

COMMISSIONER TRUESDELL stated that although the neighbors have voiced concerns, this project has been markedly improved from earlier application submissions.

COMMISSIONER BONAR impressed upon the applicant how important it is to be a good, courteous neighbor.

COMMISSIONER SCHLOTTMAN directed the applicant to meet with their neighbors prior to the City Council.

VICE CHAIR MOODY declared the Public Hearing closed for Items 16-19.