



Agenda Summary Page

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

ZON-71106 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JANIS WHITNEY AND MARSHA ALMANZA - For consideration on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: RDO (PROFESSIONAL OFFICE) on 0.14 acres at 1320 South Maryland Highway (APN 162-03-012-016), Ward 3 (Coffin) [PRJ-71064]. Staff recommends APPROVAL.

C.C.: 9/28/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON71106 and SDR-71108 [PRJ-71064]
2. Conditions and Staff Report - ZON71106 and SDR-71108 [PRJ-71064]
3. Supporting Documentation - ZON71106 and SDR-71108 [PRJ-71064]
4. Photo(s) - ZON71106 and SDR-71108 [PRJ-71064]
5. Justification Letter - ZON71106 and SDR-71108 [PRJ-71064]
6. Support Postcard for ZON-71106 and SDR-71108 [PRJ-71064]
7. Submitted after Final Agenda Protest Postcards for ZON-71106 and SDR-71108 [PRJ-71064]

Motion made by VICKI QUINN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29 and 30.

STEVE SWANTON, Sr. Planner, reported the proposed conversion is in an area of the city that is already planned for small lot conversions from single-family residential to office uses.

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Rezoning to Professional Office is appropriate, as the lot is located along a major arterial street and the request is consistent with the General Plan and continues the pattern of transitional development from residential to commercial uses along Maryland Parkway. Staff recommended approval of the Rezoning.

However, staff found several issues with the site and landscape plans as proposed. Due to an existing Regional Transportation Commission of Southern Nevada (RTC) bus stop in front of the property, both ingress and egress from the single existing pan-style driveway, and circulation is one-way around the lot such that the required south and east landscape buffers cannot be installed and buffers on the other sides must be reduced. The site cannot support a trash enclosure, and the narrow landscape buffers preclude the provision of landscape materials adequate for screening from the adjacent residential properties. Staff recommended denial of the Site Development Plan Review.

He noted that additional protests were received after publication.

JANIS WHITNEY requested a rezoning as the property is small, and it is almost impossible to meet the City's landscaping requirements. They have the lot with staff's requests but would have to cut three feet of the property to comply.

CHAIR SCHLOTTMAN stated that Maryland Parkway is starting to turn into professional offices from Oakley Boulevard to Charleston Boulevard. He saw the request as being compatible and did not see any issues with it.

COMMISSIONER CHERRY agreed with the Chair.

MS. WHITNEY informed COMMISSIONER CREAR that the business would be multi-taxing. There will be two tax preparers and one receptionist.

CHAIR SCHLOTTMAN requested there be no illegal or flamboyant signage to which MS. WHITNEY affirmed that is why they chose to purchase property there.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29 and 30.