



Agenda Item No.: 9.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

ZON-71306 - REZONING - PUBLIC HEARING - APPLICANT - SF 601, LLC - OWNER: 601 BRIDGER LANE AND DEVELOPMENT LLC for possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-4 (GENERAL COMMERCIAL) on 0.39 acres located at 305 and 309 South Street (APNs 139-34-710-003 and 004), Ward 3 (Coffin) [PRJ-71204]. Staff recommends APPROVAL.

C.C.: 12/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-71306, VAR-71307, VAR-71308 and SDR-71310 [PRJ-71204]
2. Conditions and Staff Report - ZON-71306, VAR-71307, VAR-71308 and SDR-71310 [PRJ-71204]
3. Supporting Documentation - ZON-71306, VAR-71307, VAR-71308 and SDR-71310 [PRJ-71204]
4. Photo(s) - ZON-71306, VAR-71307, VAR-71308 and SDR-71310 [PRJ-71204]
5. Justification Letter - ZON-71306, VAR-71307, VAR-71308 and SDR-71310 [PRJ-71204]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards

Motion made by CHRISTINA ROUSH to Approve

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

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

NOTE: CHAIR SCHLOTTMAN abstained due to a business relationship with the applicant.

Minutes:

VICE CHAIR CHERRY declared the Public Hearing open for Items 9-12.

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PETER LOWENSTEIN, Planning Section Manager, reported that staff recommended approval because the proposed project is compatible with the surrounding development, as demonstrated by the proposed downtown overlay. It is an example of a project that would have qualified under the new standards and would have required waivers rather than the associated variances.

SAM SCHWARTZ, representing the applicant, 3750 Las Vegas Boulevard South, explained that the existing 9,000 square foot office building has an adjacent parking lot and an adjacent unfinished parcel. The applicant would like to ripen two of the parcels, take down the existing building, which has significant water and asbestos damage, and replace it with approximately 16,000 square feet of office space. There will be a total of 31 parking spaces. He opined that the project is a good fit for the area. The building will ultimately house their law firm, which will require the relocation of jobs into the City.

Referring to the site plan, COMMISSIONER ROUSH questioned the area with a cluster of trees and asked why it was not included in the parking count. MR. SCHWARTZ answered that the site is limited by the above-ground power lines, making it difficult to add parking to that corner. It is expected that some of the external utility equipment, such as transformers, will most likely be housed in this corner as well. The site plan depicts site and landscape landscaping, in compliance with the standards, and the variances requested coincide with the City's vision for walkable sidewalks.

COMMISSIONER ROUSH asked if the trees depicted on the site plan on either side would remain in place, and MR. LOWENSTEIN replied that the applicant is building to the Downtown Centennial Plan standards, which is the reason for the streetscape trees. Pursuant to Title 19 standards, this is currently not required. The building orientation toward the corner reduces the buffer, but some of the buffer deepens adjacent to the egress/ingress point and to the property to the south. COMMISSIONER ROUSH then clarified with MR. SCHWARTZ that there would not be a landscaping buffer between the building and the sidewalk; however, the applicant proposes to install the trees depicted on the site plan. MR. SCHWARTZ added that a traffic light will also be installed in response to the increase in pedestrian traffic.

See Item 22 for related discussion.

VICE CHAIR CHERRY declared the Public Hearing closed for Items 9-12 by calling for the motion.