



City of Las Vegas

Agenda Item No.: 63.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-71249 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: 123 NORTH STREET, LLC For possible approval of a request for a Special Use Permit FOR A TRAILER CAMP OR PARK 133 WITH WAIVERS TO ALLOW 22 RECREATIONAL VEHICLE SITES WHERE A MAXIMUM OF 20 SITES PER ACRE IS ALLOWED; VEHICLE SITES ZERO FEET FROM PROPERTY LINES WHERE 10 FEET IS REQUIRED FROM INTERNAL PROPERTY LINES AND 15 FEET FROM PROPERTY LINES ADJOINING A PUBLIC STREET; VEHICLE SITES TO BE SET BACK THREE FEET FROM A BUILDING WHERE 20 FEET IS REQUIRED; AND SIX FEET BETWEEN VEHICLES WHERE 10 FEET IS REQUIRED at 123 and 125 North 10th Street (APNs 139-34-612-081 and 139-35-211-022), C-2 (General Commercial) Zone, Ward 5 (Coffin) [PRJ-70966]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

53

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - SUP-71249 and VAC-71246 [PRJ-70966]
3. Supporting Documentation - SUP-71249 and VAC-71246 [PRJ-70966]
4. Photo(s) - SUP-71249 and VAC-71246 [PRJ-70966]
5. Justification Letter - SUP-71249 and VAC-71246 [PRJ-70966]
6. Submitted after Final Agenda - Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

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 on Items 63 and 64 because of his business relationship with the applicant.

Minutes:

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

VICE CHAIR CHERRY declared the Public Hearing open for Items 63 and 64.

FRED SOLIS, Sr. Planner, reported that the proposed RV park site does not have adequate spacing between vehicles and does not provide adequate setbacks from property lines adjacent to both the street and adjacent uses. Although the site meets the non-waivable minimum 10 percent open space requirement, the open space is located within the primary drive isle along the eastern portion of the site, and it is unclear how this space will be utilized. As evidenced by the number of waivers from the minimum special use permit requirements, the proposed trailer/RV camp or park use is not appropriate for this location. Staff recommended denial of SUP-71249. However, staff recommended approval of VAC-71246.

ATTORNEY JOHN CURRAN, 701 East Bridger, representing the applicant explained that the applicant is returning to a previous use on this parcel. The requested waivers will accommodate additional density. All the conditions will be met. The requested alleyway vacation will help create connectivity, given the ongoing redevelopment in the area.

COMMISSIONER ROUSH verified with ATTORNEY CURRAN that there is a similar site across the alley and that the hookups to water will remain.

COMMISSIONER QUINN regarded this as a great project that the people will enjoy, and she discussed with ATTORNEY CURRAN that rentals will be offered daily, weekly and monthly.

VICE CHAIR CHERRY declared the Public Hearing closed for Items 63 and 64.

