



City of Las Vegas

Agenda Item No.: **63.**

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT:
VAR-73580 - VARIANCE - PUBLIC HEARING - APPLICANT: TIRE MART & CO. -
OWNER: ELMAN R. KATZ - For possible action on a request for a Variance TO ALLOW 52
PARKING SPACES WHERE 65 PARKING SPACES ARE REQUIRED on 0.95 acres at 1825
South Decatur Boulevard (APN 160-01-704-002), C-1 (Limited Commercial) Zone, Ward 1
(Takanian) [PRJ-73343] Staff recommends DENIAL.

C. C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-73580, SUP-73581 and SDR-73582 [PRJ-73343]
2. Conditions and Staff Report - VAR-73580, SUP-73581 and SDR-73582 [PRJ-73343]
3. Supporting Documentation - VAR-73580, SUP-73581 and SDR-73582 [PRJ-73343]
4. Photo(s) - VAR-73580, SUP-73581 and SDR-73582 [PRJ-73343]
5. Justification Letter - VAR-73580, SUP-73581 and SDR-73582 [PRJ-73343]
6. Submitted after Final Agenda Support Postcards for VAR-73580 and SUP-73581 [PRJ-73343] and Protest Documentation Not Vetted Comment Form (1) for VAR-73580 [PRJ-73343]

Motion made by VICKI QUINN to Approve subject to conditions

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 63-65.

JONATHAN BOYLES, Senior Planner, stated that the proposed location of this use fails to
comply with the minimum parking standards outlined in Title 19.12 for the proposed Auto Parts
land use. In addition, the applicant has requested a Waiver to allow a service bay door to face
the right-of-way where such is not allowed. As such, the required Variance and Waiver further

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reinforce the unsuitability of this site for the proposed Auto Parts land use, with the surrounding commercial developments. Therefore, staff recommended denial of the project. MR. BOYLES noted that additional letters of protest and support have been received since publication.

ALMA CUEVAS, applicant, stated that they are requesting approval of the Variance for parking. She explained that the retail use is not a traditional use, as they strictly offer new tire and wheel sales and installation. Other Tire Mart and Company locations in Las Vegas currently operate with a 1:2 parking operation, for which she provided an example. She stated that the average customer base is 20 per day, and the majority of them come with an appointment. Therefore, 56 parking spaces would be excessive. Further, they would like to install an additional rollup door on the north side of the building, as there is one existing rollup door on this side of the building. MS. CUEVAS noted that the neighboring building also has 12 rollup doors that face Oakey Boulevard.

COMMISSIONER QUINN felt this was the ideal location for this request.

See Items 64 and 65 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 64 and 65.

