



*City of Las Vegas*

Agenda Item No.: 73.

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

**DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

**SUBJECT:** SUP-73563 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MEQ-HUALAPA LLC - For possible action on request for a Special Use Permit FOR AN AUTO REPAIR GARAGE MINOR USE Single south side of Deer Springs Way, 630 feet east of Hualapai Way, ZONING 25194E01-0001 (C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-73349]. Staff recommends APPROVAL.

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**9**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
2. Conditions and Staff Report - SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
3. Supporting Documentation - SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
4. Photo(s) - SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
5. Justification Letter - SUP-73563, SDR-73564 and TMP-73565 [PRJ-73349]
6. Protest Postcards for SUP-73563 and sdr-73564 [PRJ-73349]
7. Documentation Not Vetted - Protest Comment Forms for SUP-73563, SDR-73564 and TMP-73565 (1), SUP-73563 and SDR-73564 (2), and TMP-73565 (3) [PRJ-73349]
8. Submitted after Final Agenda Protest/Support Postcards for SUP-73563 and SDR-73564 [PRJ-73349] and Protest Documentation Not Vetted Letter (1) and Comment Forms (5) for SUP-73563 and SDR-73564 [PRJ-73349] and Comment Forms (4) for SUP-73563 [PRJ-73349]

Motion made by LOUIS DE SALVIO 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 73 and 75.

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NICOLE EDDOWES, Senior Planner, stated that staff finds the shopping center development will be compatible with the adjacent commercial development to the west and provides appropriate screening and building setbacks from the adjacent residential property to the east; therefore, staff recommended approval, subject to conditions. MS. EDDOWES noted that additional letters of support and protest were received since publication, and Public Works will have amended conditions for the proposed development, if approved.

ATTORNEY BOB GRONAUEER on behalf of the applicant, referenced a site drawing on the overhead and pointed out the property location. He understood that there were two changes on the conditions for the Site Development Plan Review (SDR) and the Tentative Map (TMP), and that these would be addressed by Public Works.

ADAM SHEPHERD, 6797 Bristle Falls Street, provided some history related to this lot. At this time, he did not feel this particular lot was a fit for the C-1 (Limited Commercial) designation. He stated that it is not connected or a part of the commercial development on the corner; therefore, the heavier commercial use is not warranted. He suggested getting together with the developer to see if a sealed down commercial development that would act as a buffer could be considered. His issue with the fitness center was that it is close to the proposed auto garage. He understood that auto garages were required to close bay doors while conducting auto work; however, most of them do not. As a result, he believed this would cause an increase in sound pollution. Additionally, he noted there is an auto repair shop approximately one mile away; therefore, he did not see the necessity of having another one. He expressed concern over the colors and materials they had chosen, as he believed they did not match the design of the surrounding area. He stated that there is a bar in the adjacent Albertsons development and requested that they not put a daycare next to a bar since these two things do not mix. Other concerns noted were the hours of the auto repair shop, extra traffic, and that people would park on the cul-de-sac to go into the fitness center.

Referring to an aerial photo, MR. GRONAUEER noted that he worked with the City to zone a lot of the property in this area and shared his understanding of the zoning and layout of the lot. With respect to the site plan, he noted that this project already has tenants who are ready to live there. He also described the layout for the fitness center, daycare, retail, Auto Zone and the auto repair businesses, and believed that they have complied with the conditions with the buffering they are providing to the west of the property and adjacent to the homes in this area. He stated that the cul-de-sac is needed in order to provide access to the Bureau of Land Management (BLM) parcel. He noted that they do not see people coming through the residential area to park in the area, and that they need this for a turn-a-round in order to provide access to the area. MR. GRONAUEER requested to follow staffs recommendations for the SDR and TMP.

LUCIEN PAET, Engineering Project Manager, read the amended condition changes for Item 74 (Condition 16) and Item 75 (Condition 11) for the record. He explained that these changes pertained to the BLM property and would allow staff greater flexibility in assisting with any complications that could arise in the future.

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MR. PAET affirmed for CHAIR CHERRY that the cul-de-sac is required; the southern part of the cul-de-sac is the BLM parcel and the northern part of the cul-de-sac is on the applicants property. Since the majority will be on the applicants parcel, they are required to do an over-paving on the BLM parcel, which requires the City to obtain a BLM grant. Obtaining the BLM grant can take up to two years, and in some cases even longer. With these requests, this will allow the applicant to move forward, and if the applicant still does not have the BLM grant within two years, then the City Engineer can work something out with the applicant, such as extend their bond or set up a schedule. MR. PAET affirmed for CHAIR CHERRY that there will be a bond associated with the BLM property.

MR. GRONAUER clarified for COMMISSIONER De SALVIO that the landscape buffer that backs up to the existing residential is 10 feet 5 inches with an additional 24-foot buffer for the fire lane. In the building where the daycare and retail stores will be located, COMMISSIONER De SALVIO asked if there was access on the back side of the building that faces the residential area. MR. GRONAUER stated that there was some parking, as well as an area for a play yard for the daycare. MR. GRONAUER affirmed for COMMISSIONER De SALVIO that the Fitness Center did not have any rear windows and would not be intrusive to the neighbors.

COMMISSIONER De SALVIO visited the site and felt that the site would conform to the area.

See Items 74 and 75 for related backup.

CHAIR CHERRY declared the public hearing closed for Items 73 and 75.

