



City of Las Vegas

Agenda Item No.: 34.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: BEYANT - GPA-73611 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICATION - SILVER STATE TRANSPORTATION - OWNER: GREG CARLSON - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL - SINGLE (SERVICE COMMERCIAL) on 0.72 acres at 1625 Leonard Lane (APN 138-24-801-031) (Created) [PRJ-73509]. Staff recommends APPROVAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]
3. Supporting Documentation - GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]
4. Photo(s) - GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]
5. Justification Letter - GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]
6. Protest/Support Postcards for GPA-73611 and ZON-73612 [PRJ-73059] and Protest Documentation Not Vetted Telephone Log (1) for GPA-73611 [PRJ-73059] and Comment Form/Telephone Log (2) for GPA-73611 and ZON-73612 [PRJ-73059]
7. Submitted after Final Agenda Protest Documentation Not Vetted Telephone Log (1) for GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]
8. Submitted at Meeting Protest Postcard for GPA-73611 and ZON-73612 [PRJ-73509] and Protest Documentation Not Vetted Letter (1) from Judith Roberts Sherman for GPA-73611, ZON-73612, SUP-73613 and SDR-73614 [PRJ-73509]

Motion made by BRENDA J. WILLIAMS to Approve Items 34 and 35 and Approve Items 36 and 37 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:

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

CHAIR CHERRY declared the Public Hearing open for Items 34-37.

STEVE SWANTON, Sr. Planner, reported that the applicant proposed to convert an existing single family dwelling and detached casita into a contractor's office with accessory vehicle storage. An existing 1,476 square-foot accessory structure would be used for equipment and supply storage, and a new 2,700 square-foot garage would be used for vehicle storage. Vegas Drive, an 80-foot wide major collector street, has transitioned over time from serving residential uses to low intensity commercial uses. Therefore, the subject property is no longer appropriate for continued residential use.

The site will be adequately screened from view of the adjoining areas, site traffic will not extend into the existing residential neighborhood to the north of the site and the intensity of use will not have a negative impact on the adjacent parcels.

All residential adjacency standards are met by this proposal. Staff supported the proposed landscape buffer waivers as landscaping on the sides and rear would not be visible to adjacent properties due to the requirement for screening of outdoor storage. Reduction of the buffer area along Vegas Drive would allow for site visibility along the existing drive aisle to remain and the provision of additional parking at the front of the building. Therefore, staff recommended approval of all items. Additional protests were submitted after publication.

KEN KRAMER, Haunte Engineering, agreed with staff's recommendations.

COMMISSIONER WILLIAMS was at the site and said that the area is mostly commercial and thought this project would enhance the neighborhood.

See Items 35-37 for related background.

CHAIR CHERRY declared the Public Hearing closed for Items 34-37.

