



City of Las Vegas

Agenda Item No.: 127.

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: DR-73711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: BROWN HILLS LLC - For possible action on a request for a Site
Development Plan Review FOR A PROPOSED 668 SQUARE-FOOT ADDITION TO AN
EXISTING 1,500-SQUARE-FOOT RESTAURANT, A 172-SQUARE-FOOT OUTDOOR
PATIO AND A PROPOSED 1,984 SQUARE-FOOT COMMERCIAL BUILDING WITH
WAITERS TO ALLOW 20 PARKING SPACES WHERE 40 SPACES ARE REQUIRED, A 40-
FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 48 FEET IS REQUIRED AND A
ZERO-FOOT SIDEYARDS SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625
East Charleston Boulevard (APN 139-35-401-006), C-1 (Limited Commercial) Zone, Ward 3
(Coffin) [PRJ-72952]. Staff recommends DENIAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Unmarked Postcards
7. Submitted after Final Agenda Traffic Notes Submitted by the City of Las Vegas Department of Public Works and Protest Postcard

Motion made by TRINITY HAVEN SCHLOTTMAN 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)

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Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that the site cannot be constructed as proposed without the approval of self-imposed waivers unrelated to the physical characteristics of the site, which indicates that it would be overbuilt and not compatible with development in the area; therefore, staff recommended denial. Additional protest letters were received since publication.

KEN SMALL, architect with SVA Architecture, showed photos of the site and stated that this property was previously approved. He pointed out a building on the site and a space that was built out for a pad site in another location. When their client bought the property, he did not realize that during the downturn of the economy, the original entitlements had been allowed to lapse. This request is seeking entitlements comparable to when they were previously approved.

MR. SMALL reviewed the site plan with a drive through, a pad that is smaller than what was previously approved and an additional four parking spaces in the back. The property owner proposed adding storage, an office and two restrooms to the existing building. The rear portion of the other building that was previously approved was intended to be used as a back of house kitchen that would supply his restaurants, and the intent is anticipated to have retail business. The building would not be in operation concurrently because during the slow part of the day for the restaurant the kitchen staff would move to the other building and prepare food in the prep kitchen that would be delivered to the other restaurants.

MR. SMALL showed on the map the areas where the last approval process included a waiver for setbacks. He addressed the parking issue and stated that there is no way to provide additional parking due to the layout of the site. He stated that another issue is regarding exceeding the allowed height of the building and he showed the elevation and exterior of the building noting that if the parapet wall was lowered, the screened air conditioning units on the roof could be seen.

COMMISSIONER SCHLOTTMAN remembered voting on this item years ago. He agreed that there were a lot of waivers on the property, but he would like to see something occupy the existing building. It was a smaller footprint than he remembered, and he was in support of the application.

CHAIR CHERRY declared the Public Hearing closed.