



City of Las Vegas

Agenda Item No.: 31.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: BEYAN - SDR-73335 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT OWNER: HOWARD E. W. TRUST - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-66483) FOR A PROPOSED 200,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A REDUCTION OF THE PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER WIDTHS; AND A PARKING LOT IN FRONT OF THE BUILDING WHERE PARKING IS ONLY ALLOWED ON THE SIDE OR REAR OF BUILDINGS on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SDR-73335 and SDR-73336 [PRJ-73184]
2. Conditions and Staff Report - SDR-73335 and SDR-73336 [PRJ-73184]
3. Supporting Documentation - SDR-73335 and SDR-73336 [PRJ-73184]
4. Photo(s) - SDR-73335 and SDR-73336 [PRJ-73184]
5. Traffic Notes from City of Las Vegas Department of Public Works Transportation Engineering Division
6. Justification Letter - SDR-73335 and SDR-73336 [PRJ-73184]
7. Protest Postcards for SDR-73335 and SDR-73336 [PRJ-73184] and Documentation Not Vetted - Protest (3) E-mails

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:

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, stated the applicant requested approval of an expansion of an existing new Motor Vehicle Sales facility, including additional parking, display and inventory space. Site circulation would also be addressed by relocating the existing driveway access to the site. A number of variances and exceptions are being requested regarding parking lot and perimeter landscape requirements in the non-public inventory lot. Chain-link fencing with a fabric-screening material is proposed for the inventory lot. The applicant is providing the necessary landscaping along the public right-of-way and in those areas that are accessible to the general public. Staff recommended approval. Additional letters of protest and support were received since publication.

DERRICK WILLIAMS, the applicant, said he just wants to expand the lot for inventory in the back and for the business.

COMMISSIONER DE SALVIO said he has met several times with MR. WILLIAMS to achieve the desired solution, noting that he did not receive any protests.

See Item 32 for related backup.

CHAIR CHERRY declared the Public Hearing closed.

