



City of Las Vegas

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: DR-7462 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: BROS HOLDINGS LLC - For possible action on a request for a Site Development Plan Review for DR-7462, PROPOSED 810 SQUARE-FOOT RESTAURANT [COFFEE SHOP] WITH DRIVE THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.51 acres on the south side of Sahara Avenue, approximately 243 feet east of Rye Street (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74597]. 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.

2

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, 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. Traffic Impact Analysis from Lochsa Engineering
7. Traffic Impact Study Letter from State of Nevada Department of Transportation
8. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
9. Submitted after Final Agenda - Protest/Support Postcards

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)

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Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, stated the applicant is proposing a restaurant with a drive-through on a site that is currently paved but undeveloped. The site is located within Redevelopment Area 2, and the proposed development is a use that is encouraged in that area. Parking is provided in adequate numbers for the proposed use. A Waiver of landscape buffer width along the north perimeter of the site and an exception to allow no trees along the south perimeter are requested. Staff supported these requests as the site has constraints along both the north and south regarding where and what types of landscape materials may be used due to easement restrictions. Staff recommended approval of the Site Review. He noted additional letters of protest and support were received since publication.

JEFFREY DeZORT, CESO Inc., appeared on behalf of Dutch Bros. He stated Dutch Bros. is looking to develop this vacant piece of property into an 810 square-foot coffee stand with a drive-through. They have been working with the Planning Department regarding the various requirements and to meet the intent of the zoning code.

COMMISSIONER QUINN indicated she would follow staffs recommendation of approval and welcomed MR. DeZORT to Ward 1. She has been to Dutch Bros. in Oregon and loves their coffee.

COMMISSIONER SCHLOTTMAN asked STEVEN TAULBEE, Assistant Fire Protection Engineer, if the Fire Department had any issues with the Fire Code as it relates to the proposed building. MR. TAULBEE indicated there were no Fire Code issues with the building.

CHAIR CHERRY declared the Public Hearing closed.