



City of Las Vegas

Agenda Item No.: 21.

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - RENOTIFICATION - SUP-64491 - SPECIAL USE PERMIT - PUBLIC HEARING APPLICANT: GLENN KUBA - OWNER: DOUGLAS B. KAYS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 9,450 SQUARE-FOOT MOTORCYCLE AND SCOOTER SALES USE WITHIN AN EXISTING SWAP MEET WITH A WAIVER TO ALLOW OUTDOOR DISPLAY AND SALES at 1717 South Decatur Boulevard (APN 162-06-301-000), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64362]. Staff recommends DENIAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

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/Support Postcards SUP-64491 [PRJ-64362]
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

CEDRIC CREAR, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, GUS FLANGAS)

Minutes:

CHAIR MOODY declared the Public Hearing open.

PETER LOWENSTEIN, Planning Section Manager, reported that staff could not support the requested waiver to allow display and sales activities to take place outside of the building, as the

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proposed use cannot be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses, and, therefore, recommended denial.

DOUGLAS KAYS, owner of the property, and GLEN RUBIN, owner of the business, were present. MR. KAYS stated that originally this item was on the One Motion One Vote portion of the agenda, but the business owner would like the opportunity to display the bikes outside, so a waiver allowing such is being requested. He stated the location was approximately 400 feet off of Decatur Boulevard and approximately 100 feet off of Oakey Boulevard, and the bikes would be displayed within the immediate 60 feet outside of the building.

MR. RUBIN added that outside display is crucial to his business, and he did not believe it would have a negative effect. MR. KAYS stated that during their discussion with COUNCILWOMAN TARKANIAN, she indicated that she wanted all test rides limited to the Fantastic Indoor Swap Meet parking lot and not conducted on the street.

COMMISSIONER QUINN expressed concern with the safety of the test drives. MR. RUBIN explained that the test drives would be supervised and would take place on the Oakey Boulevard side of the building, not in the main parking section. MR. KAY asked if the Councilwoman would prefer that the test drives take place on the back side of the building, to which COMMISSIONER QUINN stated she would. COMMISSIONER QUINN suggested cones be placed for an additional measure of safety. MR. RUBIN was agreeable to utilizing cones. MR. RUBIN informed COMMISSIONER QUINN that the intent is to place aesthetically pleasing signs after her comment that the swap meet has looked good for 28 years.

COMMISSIONER QUINN asked the applicant to clarify the layout of the fencing because she had received calls regarding burglaries. MR. KAYS explained that the dotted line on the site plan was the display area. Because they believe fencing to be unsightly, the plan is to place very large cement landscaping planters to enhance the look and to prevent cars from going into that area. COMMISSIONER QUINN thought that was a great idea.

When asked by COMMISSIONER CREAR about the noise level of the motorized scooters, MR. RUBIN explained that scooters were not like a motorcycle and the noise would be minimal. He also confirmed the scooters would be within the defined area, not stored outside overnight, and the planters would be visible to drivers coming up Oakey Boulevard.

COMMISSIONER SCHLOTTMAN advised MR. KAYS and MR. RUBIN to familiarize themselves with the City's sign ordinances as illegal signs could ultimately impact their Special Use Permit. He informed them that no signs were allowed on the property without pulling a permit from the City.

COMMISSIONER CHERRY asked if the scooters required registration through the Department of Motor Vehicles. MR. RUBIN stated some did, but it depended on the ccs (cubic centimeters) and horsepower. In response to COMMISSIONER CHERRY'S question regarding test route approval, MR. LOWENSTEIN explained that submittal and administrative review of a test route

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was not included in the Special Use Permit requirements for the sale of motor scooters in this situation.

COMMISSIONER QUINN asked that the applicant pull sign permits prior to placing any signs on the property and submit new drawings that included the cement planters for the Council to see. She clarified for CHAIR MOODY that these were recommendations and not additional conditions of approval. MR. RUBIN acknowledged his agreement with these recommendations.

CHAIR MOODY declared the Public Hearing closed.