



*City of Las Vegas*

Agenda Item No.: 189.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019**

DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD

Consent  Discussion

**SUBJECT:** SUP-75322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, L.P.A. - OWNER: RICH HORN - ZARRON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED INDOOR STORAGE, ACCESSORY USE WITH A WAIVER TO ENFORCE NO OUTDOOR STORAGE SCREENING at 6658 Sky Pointe Drive (APNs 125-21-716 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Flare) [PRJ-75298]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 3/6/2019  
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

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

**RECOMMENDATION:**

APPROVAL

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-75322 and SDR-75321 [PRJ-75298]
2. Conditions and Staff Report - SUP-75322 and SDR-75321 [PRJ-75298]
3. Supporting Documentation - SUP-75322 and SDR-75321 [PRJ-75298]
4. Photo(s) - SUP-75322 and SDR-75321 [PRJ-75298]
5. Justification Letter - SUP-75322 and SDR-75321 [PRJ-75298]
6. Protest Postcard and Support Documentation Not Vetted - Comment Form (1) for SUP-75322 and SDR-75321 [PRJ-75298]
7. Submitted after Final Agenda - Protest/Support Postcards and Documentation Not Vetted - Protest (93)/Support Comment Forms (41) for SUP-75322 and SDR-75321 [PRJ-75298]

Motion made by LOUIS DE SALVIO to Hold in abeyance Items 189 and 190 to 3/12/2019

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1  
DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, VICKI QUINN; (Against-None); (Abstain-CHRISTINA ROUSH); (Did Not Vote-None); (Excused-BRENDA J. WILLIAMS)

NOTE: Commissioner Roush disclosed that her husband works at Coldwell Banker who owns the property next door to the subject location. She felt this application would affect the value of

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that property, and out of an abundance of caution and after speaking with Assistant City Attorney Bryan Scott, she abstained from voting on Items 189 and 190.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 189 and 190.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is requesting a Site Development Plan Review and Special Use Permit (SUP) for a proposed 19,097 square-foot General Retail Store with a 21,000 square-foot Accessory Outdoor Storage area on three acres. The application includes requested Waivers to allow no screening of outdoor display areas located on the southeastern perimeter of the building, to allow 18.5 percent building facade glazing where 70 percent is required and to allow 19 trees within the interior parking lot area where 23 trees are required. Despite the requested Waivers, staff finds that the overall development proposal will be similar to other development in the area and can be operated harmoniously within the established commercial shopping center development; therefore, staff recommended approval. Additional protest letters were received after publication.

TREY JENRIGHT, J&J Consulting, stated that he represents J&J Supply, which is a hooved animal pet supply store not to be confused with an industrial heavy duty equipment facility. He showed a rendering of the subject site and indicated that the building, parking and fenced display area that would hold items such as gates, fencing and lawn tractors. There will also be sidewalk display areas that are similar to hardware stores that would contain seasonal items along with a permanent trailer and equipment area that would hold small utility trailers and three-point tractor implements. MR. JENRIGHT stated that they accept the conditions of approval.

MOLLY and BOB HAMRICK appeared, and MS. HAMRICK stated that they are not opposed to the applicant coming to the area, but they are opposed to the Waivers being requested. This is a 12-acre retail business park with six existing buildings including a school, Cat Hospital, a church, an office building and a C-Store on the corner.

MS. HAMRICK indicated that they met with the applicant in December and asked about the 6,400 square feet of unscreened areas that would house items such as lawn mowers, trailers and hay. She noted that there are four areas within the Town Center Development Standard Guidelines that state that all outdoor storage accessory areas would be aesthetically screened and not seen from streets or buildings; however, based on the site map that was shown, those unscreened areas are visible. MS. HAMRICK stated that they spent \$6 million on their Class A office building and expected that the Town Center guidelines would dictate what else was allowed in the area. If they had known unscreened areas with permanent tractor/trailer/lawn mower displays were allowed, they may not have built in the area. She pointed out that the Waiver for landscaping is a 17 percent decline from what they and others in the community had to provide. Additionally, glazing on buildings is very expensive compared to concrete, and the applicant is asking for a 74 percent reduction of glazing on the building facade. MS. HAMRICK showed photos of area buildings and opined that this proposal was not harmonious with the other buildings in the area. She requested denial of the Waivers. MR. HAMRICK concurred with

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MS. HAMRICK'S comments.

CHRIS BISHOP appeared and stated that he manages the real estate office at 6628 Sky Pointe Drive, his wife manages an administrative office in the building and his child goes to the school located in the same parking lot. He was opposed to the Waivers and SUP because all of the other tenants have conformed to the regulations, and he believed in protecting the community and property values by adding the options. He felt the screening was important with the school children being in the area and noted that this type of product is usually not located so close to a school.

BURT DEZENDORF, D.E. Dezendorf, appeared representing the land owner, Red Hook Cimarron, LLC, who is selling the property. He stated that they have been working tirelessly to obtain approval of the adjoining association members, and MS. HAMRICK is under the impression that the site is an office/business park; however, it was originally planned for a shopping center, and the gas station was recently annexed. His client also Coral Academy of Science control 67 percent of the association. The school is in full support, and they have been working together to amend the CC&R's (Conditions, Covenants and Restrictions).

MR. DEZENDORF indicated there would be fencing and screens along in the display area would be below the height of the fence line and screened. Regarding the concern about seeing the display areas from the 4-story building, MR. DEZENDORF said that the applicant agreed to install larger trees in the area to provide additional screening.

CHRISTIAN SALERNO stated that she owns a two-acre horse property and was in support of this project. He was excited about the project and said this company supports 4-H and veterans. MR. SALERNO would like to see this approved.

KIM SALERNO concurred with MR. SALERNO's comments. She stated that she is the Registrar at Coral Academy, and they have discussed this project. There have been other proposed projects, and she understood there were concerns about the aesthetics of the building, but this is the best option they have been presented with. She felt that the horse community was being squeezed out and the rural preservation was becoming limited with land being developed. MS. SALERNO said that the northwest does not have a feed store and thought this was a great location. Her description of this business was a Home Depot meets a feed store with similar qualities to the CalRanch store. She requested the Commissioners' support.

MR. JINRIGHT addressed the concern regarding glazing and said that they are providing glazing, but there is store shelving with merchandise behind the front windows so you will not be able to see through them. He pointed out the area on the site map where they were not meeting the landscaping requirements, but showed that it was offset by additional landscaping around the perimeter and noted that the sales facilities cannot be seen from the right-of-way. He added that this is a \$5.5 million store.

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COMMISSIONER QUINN asked about the equipment and wondered if there would be test driving. MR. JINRIGHT replied that the business name is misleading; this is a pet supply type of store and they sell lawn mowers, but they do not sell tractors. He added that this is a low traffic generating facility and will have much less impact even than staff had in their report. COMMISSIONER QUINN asked about the hours of operation, and MR. JINRIGHT thought that they would be open from 7:00 a.m. to 9:00 p.m.

COMMISSIONER SCHLOTTMAN was familiar with this store and said that it carries smaller products and items such as clothing inside the building. Outdoor storage has traditionally been set up in a nice manner and he was in support of this item especially since they are providing a lot of landscaping as a buffer.

CHAIR CHERRY stated that he has a horse property and understood the need in the area for products this store provides. He was concerned that the glazing was not consistent with the other buildings and it felt out of place architecturally.

COMMISSIONER DE SALVIO thought there was a need for this in the community; however, he thought the aesthetics of the building needed to be considered. He wondered about adding more facade glass. He also wondered how staff recommended approval considering the Town Center guidelines. JOHNATHAN BOYLERS, Sr. Planner replied that staff determined the appropriateness of the use and the additional landscaping to screen the proposed building from the right-of-way and adjacent properties was sufficient to mitigate and negate that impact to the surrounding properties.

COMMISSIONER DE SALVIO asked about the outdoor storage locations and thought that items would be on display during the day and put away at night. MR. JINRIGHT explained that their displays are permanent, and much of the merchandise may be chained and left outside overnight. He also clarified that the display areas do not affect pedestrian access.

COMMISSIONER DE SALVIO was in support with the conclusion that the items in the display areas be taken inside overnight. MR. JINRIGHT stated that the ARC (Architectural Review Committee) for the area had approved this. He added that Tractor Supply is a national company with 1,800 stores across the country and is a first-rate community citizen. They support 4-H and are active in bringing positivity to the area. The display area is first class. COMMISSIONER DE SALVIO stated that it would be in the business' best interest to consider moving the display items inside at night or he felt he would need to require them to fence the area.

COMMISSIONER QUINN concurred with COMMISSIONER DE SALVIO and felt that leaving the items outside would attract criminal activity and disrupt the existing lifestyle.

COMMISSIONER DE SALVIO asked MR. JINRIGHT if they would consider taking the items inside at close of business. MR. JINRIGHT explained that that is an operational feature, and he did not have the authority to agree to that condition. COMMISSIONER DE SALVIO suggested that MR. JINRIGHT consider abeying this item or he would make a motion for denial.

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CHAIR CHERRY advised the applicant to reach out to COMMISSIONER DE SALVIO and possibly the neighbors to address the concerns prior to coming to the March 12th Planning Commission meeting.

See Item 190 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 189 and 190.

