



City of Las Vegas

Agenda Item No.: **94.**
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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 20 2006

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WINTER

Consent Discussion

SUBJECT:
VARIANCE

VAR-14768 - ABT - AGENDA ITEM - PUBLIC HEARING - APPLICANT/OWNER: VITALY SCHERBO - Request for a Variance TO ALLOW 34 PARKING SPACES WHERE 113 SPACES ARE REQUIRED on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial Zone, Ward 6 (Ross)). The Planning Commission (4-2-1 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="5"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="30"/>

RECOMMENDATION:

The Planning Commission (4-2-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Submitted after final agenda - 30 support letters for Items 94 and 95
6. Submitted at meeting - Comments by Tom McGowan for Items 94 and 95
7. Backup referenced from the 08-10-06 Planning Commission meeting Item 56

Motion made by STEVEN D. ROSS to Approve subject to conditions and adding the following condition as denoted below:

A. An administrative review shall be conducted six months after the final approval of the construction allowed by the accompanying SDR.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

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NOTE: COUNCILMAN ROSS disclosed that LEE BIGELOW is a friend and that his daughter attends the subject gymnasium, but he did not think those factors would affect his judgment and would vote on this matter.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 94 [VAR-14768] and Item 95 [SDR-13796].

LEE BIGELOW, project architect, appeared on behalf of the applicant and explained the proposal is for an addition to the existing dance facility to accommodate gymnastic team training. Regarding traffic, he stated that the facility has a limit of 50 students and that traffic would be completely contained within the site through designated stacking and drop-off areas.

TOM MCGOWAN, Las Vegas resident, inquired which age groups would be serviced by this gymnasium and requested the reason for parking variance. He recommended approval if at-risk youth will benefit from this addition.

COUNCILMAN ROSS noted his lack of support for parking variances but observed that the neighboring day care center, which is located in Clark County, is the source of most of the traffic and parking problems. He expressed his support, given the unique nature of the facility, and deferred to MARGO WHEELER, Director of Planning and Development Department, for the crafting of the additional motions.

MS. WHEELER acknowledged the revised drive design was an improvement and suggested a condition requiring an administrative review after 6 months. BART ANDERSON, Public Works Department, recommended an additional condition for Item 95 [SDR-13796] to remove public on-street parking on Bronco Lane adjacent to the site.

In response to COUNCILMAN ROSS' request that the sidewalk be extended, MR. BIGELOW explained it was designed to encourage students to use the main entrance rather than the side entrance. MR. BIGELOW assured COUNCILMAN ROSS that the rear parking lot is only used by employees and that the hours of operation were generally between 4 p.m. and 10 p.m.

MAYOR GOODMAN declared the Public Hearing closed for Item 94 [VAR-14768] and Item 95 [SDR-13796].