

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ABEYANCE - VAR-23547 - VARIANCE - PUBLIC HEARING - APPLICANT: JAY DAPPER - OWNER: 2301 EAST SAHARA AVE Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 SPACES ARE REQUIRED on 0.7 acres at 2301 East Sahara Avenue (APN 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 01/09/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKGROUND DOCUMENTATION:

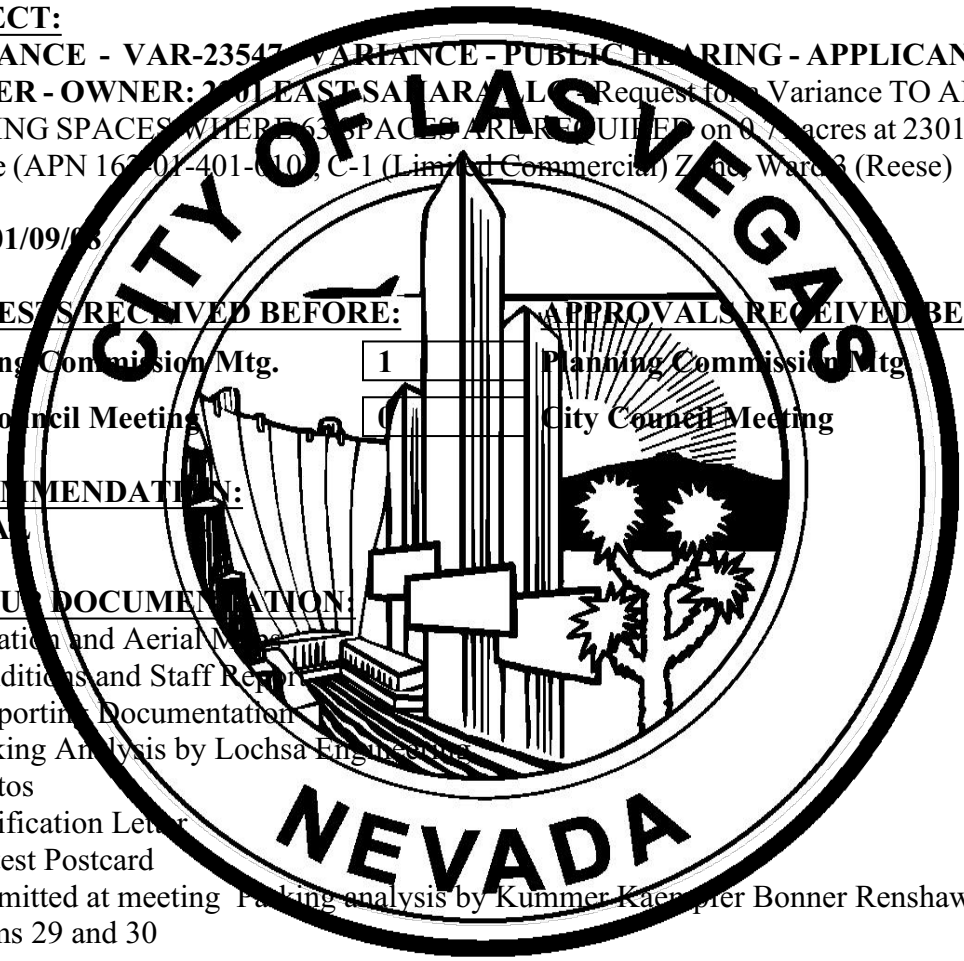
1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Parking Analysis by Lochsa Engineering
5. Photos
6. Justification Letter
7. Protest Postcard
8. Submitted at meeting Parking analysis by Kummer Kaempfer Bonner Renshaw & Ferrario for Items 29 and 30

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0
GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL; (Against-None); (Abstain-STEVEN EVANS, SAM DUNNAM); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER EVANS abstained as he had previously served the Atomic Age Alliance in an advisory capacity and that group had been working with the applicant.

NOTE: COMMISSIONER DUNNAM abstained as MR. DAPPER is a current client.



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Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 29 and 30.

DOUG RANKIN, Planning and Development Department, explained this application had been held in order to incorporate some architectural features that currently existed on the location. While the applicant had submitted revised plans which reduced the size and height of the project, MR. RANKIN recommended denial as the parking variance and landscape waivers were self-imposed hardships.

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She noted that the applicant had worked extensively with Atomic Age Alliance and she displayed proposed revised elevations which would incorporate several distinctive architectural elements. MS. ALLEN briefly went over the site plan and named two potential tenants. She pointed out their parking needs would be less than what the City required for those uses and submitted a parking study. She stated this project would be an improvement to the area and requested approval.

TOM MCGOWAN, Las Vegas resident, suggested that the aesthetics should be decided by the developer and questioned the need for the many variances.

TODD FARLOW, 2400 North 19th Street, thanked the applicant for working with the Atomic Age Alliance and expressed concern with the width of the drive-through lane.

TEDDY RUSSELL, Las Vegas resident, concurred with MR. MCGOWAN and recommended approval.

JOSH GEIDEL, 1200 Franklin Avenue, Acting President of Atomic Age Alliance, appeared in support and thanked the applicant for working with the Alliance.

CHAIRMAN DAVENPORT informed PROFESSOR BROOKS, 1908 Linden Avenue, that handicapped-accessible restrooms are required by the Code.

MARY MARGARET STRATTON, 2620 Maryland Parkway, Director of the Atomic Age Alliance, expressed her support and stated her appreciation of the applicant's willingness to work with her organization.

In response to COMMISSIONER STEINMAN'S question regarding the building's screening, MS. STRATTON and MR. GEIDEL displayed how the building would be screened. COMMISSIONER STEINMAN commended the Atomic Age Alliance for working with the applicant.

CHAIRMAN DAVENPORT observed that the proposed screening would also deflect heat as well as add to the building's appearance.

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MS. ALLEN stated the driveway would be 11 feet wide and the building would meet all ADA requirements. CHAIRMAN DAVENPORT thanked MS. ALLEN for working with the Atomic Age Alliance.

MR. RANKIN amended Condition 3 of Item 30 to reference the applicant's revised plans and MS. ALLEN agreed to the amendment.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 29 and 30.

