

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT CITY COUNCIL MEETING OF: JANUARY 9, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-23547 - PUBLIC HEARING - APPLICANT: JAY DAPPER - OWNER: 2301 EAST SAHARA LLC - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 SPACES ARE REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Parking Analysis by Local Engineering
5. Photos
6. Justification Letter
7. Support postcard
8. Submitted after final agenda Support postcard for Item 104 and revised elevations for Items 104-105
9. Submitted after meeting Support postcard and recordation notice of Council action and conditions of approval for Items 104-105
10. Backup referenced from the 11-29-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, 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 COMMISSIONER DUNNAM is the engineer on this project but this will not affect his vote on both items.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 104 and 105.

ATTORNEY STEPHANIE ALLEN, 3900 Howard Hughes Parkway, appeared on behalf of the applicant and stated the site is located on the north side of Sahara Avenue and is zoned C-1. They are proposing a small retail center with three tenants within the site. Over the last few months they have been working closely with the Atomic Age Alliance in trying to recreate some of the details and style of the building. She appreciated staff's recommendation of approval.

COUNCILMAN REESE asked to see the proposed landscaping plan. ATTORNEY ALLEN showed the site plan depicting a waiver of landscaping on the east side due to a cross-easement. There is a minor reduction of landscaping along the west and north property line due to the narrowness of the site. Seven feet of landscaping will be provided on the south portion, in addition to landscaping within the right-of-way. ATTORNEY ALLEN remarked that the use will benefit the area.

JOSH GIDEL, 1200 Franklin Avenue, stated he is familiar with the project and fully supports the project. He is pleased that the existing architecture is being retained. The mid-century modern architecture is noticeable, is in high demand nationwide and is being rightfully appreciated, specifically art deco. He has been impressed with the developers interest and commitment to maintain some, if not all of the character of the building, and is proud to start with this developer in their flexibility of the design. Additionally, there are not many options for this site; this is the best use and will be a wonderful compliment to the community.

TEDDY RUSSELL, Las Vegas resident, was pleased to see Atomic Age Alliance still working on the preservation and restoration of these types of structures. He looks forward to the development and asked for approval.

COUNCILMAN REESE stated he would allow the variance as it will be only a drive-through coffee business.

Regarding Item 105, MARGO WHEELER, Director of Planning and Development Department, clarified that Condition 3 needed to be amended to reflect building elevations date stamped January 7, 2008.

MAYOR GOODMAN suggested that the applicant consider applying for the Mayor's Design Award for this project's architecture and preservation.

MAYOR GOODMAN declared the Public Hearing closed for Items 104 and 105.