



City of Las Vegas

Agenda Item No.: **44.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **VAR-2731 - VARIANCE - PUBLIC HEARING - APPLICANT: KUMAR & RITU CHOPRA - OWNER: JORIAN AND DEBIT PITMAN LIVING TRUST** - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 22 SPACES ARE REQUIRED AND ZERO LOAD SPACES WHERE ONE IS REQUIRED on 0.26 acres at 2508 Cedar Avenue (APN 139-36-210) EC- (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

DAVID STEINMAN, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against- SAM DUNNAM, RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused- BYRON GOYNES)

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open for Items 44 and 45.

DOUG RANKIN, Planning and Development Department, recommended denial of both applications as a redesign of the project could provide the required parking and the applicant is attempting to overbuild the site.

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KUMAR and RITU CHOPRA were present. MR. CHOPRA explained that they would like to build a drive-through restaurant and laundromat on the property. He stated that the property had a shared parking agreement with the neighboring fast food restaurant and noted the existing landscaping adjacent to the site. MR. CHOPRA also emphasized that the adjacent restaurant's parking lot was rarely used.

In response to COMMISSIONER TRUESDELL'S question regarding the shared parking agreement, MR. RANKIN explained the uses were similar and were not allowed to share parking.

COMMISSIONER TRUESDELL observed that the applicant is attempting to overbuild the site and noted a redesign of the project would address the site's issues. MR. CHOPRA informed COMMISSIONER TRUESDELL the property and two adjacent properties had the same owner and gave a brief history of how the parcels were divided. COMMISSIONER TRUESDELL noted that the property owner had created a problematic situation as the size of the subject lot made it difficult to develop and stated he could not support the project as it was parking deficient.

MR. CHOPRA informed COMMISSIONER QUINN that the laundromat's customers, who lived in the neighboring apartment buildings, generally walked and did not use cars, reducing the need for parking. He noted that placing a laundromat on the eastern side of Eastern Avenue would provide a necessary service because customers were currently crossing Eastern Avenue, a street with high traffic volume, to use an existing laundromat on the western side of Eastern. MR. CHOPRA stated that this version of the site plan was his best effort to develop a difficult site.

COMMISSIONER EVANS expressed concern with the lack of landscaping and MR. CHOPRA explained that the landscaping adjacent to his site would remain. COMMISSIONER EVANS agreed that the neighboring restaurant did not have a high volume of parked cars, but stated concern with the possibility that grocery carts would be used to transport laundry. He expressed his support as MR. CHOPRA had presented a good argument.

COMMISSIONER STEINMAN concurred with COMMISSIONER EVANS' comment and expressed his support. MR. CHOPRA informed COMMISSIONER STEINMAN that the laundromat would be closed at night.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.