



City of Las Vegas

Agenda Item No.: 26.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 22, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: BEYANEE - VAR-27287 - VARIANCE PUBLIC HEARING - APPLICANT/OWNER: ASTORIA ALEXANDER LLC - Requestor a Variance TO ALLOW 432 PARKING SPACES WHERE 55 SPACES WERE ALLOCATED on 31.40 acres at the southwest corner of Alexander Road and I-215 (MP 117-117.401 through 077, 112 through 126, 158 through 304 and 310 through 371), PDC (and Development) Zone, Ward 4 (Brown)

C.C.: 06/18/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	11	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. City Council Approval Letter For VAR-8962
6. Justification Letter
7. Protest Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions and adding the following condition:

- A. Amending the application from 432 parking spaces to 494.

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE; (Against-SAM DUNNAM, STEVEN EVANS, VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development Department, stated the site had been granted a previous parking variance which allowed 557 parking spaces where 742 were required. He could not support further reduction of the required parking and recommended denial.

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and briefly described the project. She noted that the previous variance had allowed tandem parking on some of the lots and explained this project would allow more tandem parking products to be offered. She stated that the Code did not allow tandem parking spaces to be counted, but stressed that homes with tandem garages would also have a driveway where another car could be parked. MS. ALLEN stated that the requested variance would allow the homes that had not yet been built to be sold as tandem parking products, but offered as an alternative, a variance which would allow 494 parking spaces. She explained that some flexibility was needed to allow more tandem parking products, but stated a variance that allows 100 percent tandem parking in the development exclusively was not necessary. She added that the streets were wide enough to accommodate street parking.

MARGO WHEELER, Director of the Planning and Development Department, requested verification of the applicant's request and MS. ALLEN stated the applicant was modifying the variance request to allow 494 parking spaces rather than 433 that counted did not include tandem parking spaces.

TODD FARLOW, 2401 North 10th Street, wondered how many spaces were originally required for this project and suggested the streets would be too narrow to allow street parking.

MS. ALLEN stated that the Code required 742 parking spaces for this project and stated that those spaces were being provided through tandem parking.

MS. ALLEN informed COMMISSIONER EVANS that the driveway length for the tandem parking products would park a full-size vehicle, but vehicles could not be parking on the driveway for the two-car garage products.

During the crafting of the motion, MS. WHEELER assisted COMMISSIONER STEINMAN in amending the application to reflect the revised number of parking spaces.

CHAIR GOYNES declared the Public Hearing closed.