



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2832 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Request for Variance to ALLOW 359 PARKING SPACES WHERE 380 SPACES ARE REQUIRED FOR A PROPOSED 234-UNIT CONDOMINIUM DEVELOPMENT on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-22-0008), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

C.C.: 08/06/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	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
6. Providence Design Review Committee Letter
7. Submitted After Final Agenda Protest Postcards for Items 25 and 26

Motion made by STEVEN EVANS to Approve subject to conditions and adding the following condition:

A. Approval shall be for a maximum 21-space parking variance.

Passed For: 3; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 2
DAVID STEINMAN, GLENN TROWBRIDGE, STEVEN EVANS; (Against-SAM DUNNAM, VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL, BYRON GOYNES)

Minutes:

ACTING CHAIR TROWBRIDGE declared the Public Hearing open for Items 25 and 26.

PLANNING COMMISSION MEETING OF: JULY 10, 2008

PETER LOWENSTEIN, Planning and Development Department, recommended denial, noting that both the variance and site development plan waiver requests indicate that the site would be overbuilt.

MARK BANGAN, 6765 W. Russell Road, appeared representing the applicant and agreed that numerous waivers were being requested. But he explained that the main ones were due to the condition of the topography, a condition that was not realized until grading began. Hence, the total number of parking spaces had to be reduced or eliminated along one side of each building, resulting in a loss of about 26 parking spaces. However, COMMISSIONER ROSS objected to even requesting a waiver for 26 spaces. Therefore, other solutions were explored to reduce the parking waiver request. Consequently, 10 finger islands were eliminated and more compact parking spaces added, amending the 26-parking-space waiver request to 7.

As far as the waivers for the landscape buffer along the eastern property line, MR. BANGAN explained that the plan originally included a 6-foot perimeter landscape buffer and staff discovered during discussions about the parking reduction request that a 10-foot setback was required. Regarding the upper floor setback from parking, he pointed out that the residential unit would be on the second floor and the Cliffs Edge Code does not regulate upper- or ground-floor units, only that a 2-foot setback is required.

MARGO WHEELER, Director of Planning and Development Department, pointed out that the orange packet of information submitted includes the required Cliffs Edge previously approved and proposed site development.

COMMISSIONER EVANS expressed confusion about the project, noting the applicant was seeking amendments to what was originally submitted and previously approved, and he expressed opposition to the elimination of the landscape islands in the applicants attempt to achieve more parking. He confirmed with MR. BANGAN that Cliffs Edge approved the development.

Although the amount of parking provided was less than required, COMMISSIONER EVANS opined that it would be sufficient and that requiring more parking encourages more cars per household. MR. BANGAN interjected that the request was for the provision of 362 parking spaces where 369 are required.

COMMISSIONER EVANS stressed that he would prefer a project with adequate parking in exchange for more landscaping fingers, given the incredible heat experienced in Las Vegas due to the lack of trees. MR. BANGAN said he could add more landscape fingers. COMMISSIONER STEINNAN rejoined that more trees are needed in Las Vegas and supported a reduction in parking spaces from 369 to 350.

MS. WHEELER noted that the notification on the variance reflected a 21-space reduction but only a 7-space variance was required, which would not leave sufficient space for more landscaping.

PLANNING COMMISSION MEETING OF: JULY 10, 2008

Discussion ensued between COMMISSIONER EVANS, COMMISSIONER STEINMAN, MS. WHEELER and MR. BANGAN about further reducing the parking in order to allow for more landscaping.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed for MS. WHEELER that the 21-space variance could be granted, as it was properly noticed and met the Open Meeting Law.

MS. WHEELER crafted the additional conditions to Items 25 and 26.

COMMISSIONER EVANS suggested consideration of Code modifications that would reduce the number of required parking spaces for condominium developments. MS. WHEELER indicated that, in response to discussions held during the recent Planning workshop, a number of Code amendments would be forthcoming for consideration and possible adoption.

ACTING CHAIR TROWBRIDGE declared the Public Hearing closed for Items 25 and 26.

