



City of Las Vegas

Agenda Item No.: 82.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 19, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3460 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: P2R LAS VEGAS, LLC - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW 176 PARKING SPACES WHERE 53 ARE REQUIRED FOR A PROPOSED 45,098 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE (Go-Kart Track) on 7.42 acres at 7350 S. Falcon Road (APN 138-15-710-003 and 017), C-PB (Planned Business Park) Zone, Ward 4 (Public Use). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Parking Analysis
7. Letter by Assaf Nevada, Inc.
8. Protest Postcard from 8/5/2009 City Council Meeting
9. Support Postcard
10. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval
11. Backup referenced from the July 9, 2009 Planning Commission Meeting Item 34

Motion made by STAVROS S. ANTHONY to Approve subject to conditions

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

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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BRAD MARK, representing the applicant briefly described the proposed use of the indoor recreational facility and noted that the building is over 45,000 square feet, of which 35,000 square feet of space is utilized by the go-kart track. He surmised that the occupancy rate averages 10 customers at any given time and that the 100 plus parking spaces would be more than adequate. He asked for approval.

COUNCILMAN ROSS remarked that the technology concept of go-kart racing is an exceptional recreational activity. MR. MARK added that the facility is electric; therefore, the ambiance is clean and smog-free. He also stated that the facility has been utilized for many civic and charitable functions. MR. MARK spoke for the company's shareholders, KURT BUSCH and STEVE KIRSCH, prestigious individuals renowned for their active participation in the racecar world.

COUNCILMAN ANTHONY added that the proposed facility will be located in the Las Vegas Technology Center situated on Smoke Ranch Road and Tenaya Way. He stated that at first he was skeptical about the use until he received positive comments from COUNCILMAN ROSS and the president of the Technology Center Owner's Association.

MAYOR GOODMAN declared the Public Hearing closed.