



City of Las Vegas

Agenda Item No.: 87.

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: JULY 16, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-53860 - VARIANCE - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES - TARKANIAN SERIES - For possible action on a request for a Variance TO ALLOW 13 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED AND Tarkanian Series (Tarkanian Series APN 138-27-801-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian Series VAR-53860). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

8

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-53860 and SUP-53858 [PRJ-53820]
2. Conditions and Staff Report - VAR-53860 and SUP-53858 [PRJ-53820]
3. Supporting Documentation - VAR-53860 and SUP-53858 [PRJ-53820]
4. Photos - VAR-53860 and SUP-53858 [PRJ-53820]
5. Justification Letter - VAR-53860 and SUP-53858 [PRJ-53820]
6. Protest/Support Postcards
7. Submitted after Final Agenda - Protest/Support Postcards for VAR-53860 and SUP-53858
8. Backup Referenced from the June 10, 2014 Planning Commission Meeting - VAR-53860 and SUP-53858 [PRJ-53820]

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

BOB COFFIN, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, BOB BEERS; (Against-None); (Abstain-STEVEN D. ROSS); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

NOTE: COUNCILMAN ROSS abstained from voting on Items 87 and 88 as the applicant is his wifes first cousin.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 87 and 88.

CITY COUNCIL MEETING OF: JULY 16, 2014

NATHAN TAYLOR, Taylor Consulting Group, LLC, appeared representing Crossroads Christian Academy.

FLINN FAGG, Planning Director, reported that staff recommended denial solely for the parking variance. He wanted to make it clear that the applicant is not adding any additional space onto the building; it has been operated as a daycare facility for a number of years. The applicant is proposing to add Kindergarten and First Grade to this facility which would require additional parking spaces resulting in the need for a variance and why staff has recommended denial. As this facility has already been used as a preschool, staff has already found that it is appropriate for the neighborhood as it relates to the Special Use Permit. MR. FAGG stated that there are three additional conditions that need to be added to this application relating to Item 88.

BART ANDERSON, Engineering Project Manager, read the three conditions into the record. Condition 7: The number of occupants on this site shall be limited to a maximum of 165 people. Condition 8: Prior to opening as a school, install school zone signs at locations acceptable to the City Traffic Engineer. Condition 9: The Traffic Engineering Division of the Department of Public Works shall review the vehicular circulation as it relates to the adjacent public streets during a 12-month period following the school opening. If traffic related issues arise due to the operation of the school, the applicant shall coordinate with the Traffic Engineering Division to mitigate such issues to the satisfaction of the City Traffic Engineer. The required mitigation may include the installation of school flashers on Tenaya Way. MR. ANDERSON confirmed for MAYOR GOODMAN that the maximum number of persons included both adults and children and that was according to Fire Code.

KATHERINE BIELECKI, a kindergarten teacher at Crossroads Christian Academy, stated she has been at the school for the past two and a half years and wished to thank the City for their support and looks forward to the school expanding. She said that there is wonderful support from parents and that the students love coming to the school.

MR. TAYLOR thanked COUNCILWOMAN TARKANIAN and her staff for working with them due to their unique situation of the location operating as a daycare center since the early 1990s, and then by adding Kindergarten and First Grade, it changed the use. He said this is a great school, great for the community, he understands the importance of the signs and accepts all conditions as stated.

COUNCILWOMAN TARKANIAN stated that the school has an excellent reputation, and she is proud to have it located in Ward 1. She believes because the parking has existed so long without any problems and she has received great recommendations from neighbors, she will support this.

MAYOR GOODMAN declared the Public Hearing closed for Items 87 and 88.