



Agenda Item No.: 51.

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: VAR-70236 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW DREAMS EDUCATIONAL FOUNDATION ET AL - for possible action on a request for a Variance TO ALLOW 57 PARKING SPACES WHERE 57 PARKING SPACES ARE REQUIRED on 2.15 acres at 1950 West Lake Mead Boulevard (APNs 139-21-601-016 and 017; 139-21-612-049, 050 and 080), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-70024]. Staff recommends DENIAL.

C.C.: 7/19/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-70236 and SDR-70237 [PRJ-70024]
2. Conditions and Staff Report - VAR-70236 and SDR-70237 [PRJ-70024]
3. Supporting Documentation - VAR-70236 and SDR-70237 [PRJ-70024]
4. Photo(s) - VAR-70236 and SDR-70237 [PRJ-70024]
5. Justification Letter - VAR-70236 and SDR-70237 [PRJ-70024]
6. Protest Postcard for VAR-70236 and SDR-70237 [PRJ-70024]
7. Submitted after Final Agenda - Support Postcards for VAR-70236 and SDR-702837 [PRJ-70024]

Motion made by CEDRIC CREAR to Approve subject to conditions

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

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 51 and 52.

STEVE SWANTON, Senior Planner, reported the applicant is proposing the addition of three modular buildings housing four classrooms for an existing private school. Title 19 allows for

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temporary development for a period not to exceed three years with the opportunity to extend the approval for an additional three years.

The additional classrooms generated by the modular buildings will result in a parking deficit, in which no additional onsite parking is proposed. As there is no physical deficiency on the site that would warrant a variance, the hardship is self-imposed and staff, therefore, recommended denial of both the variance and the Site Development Plan Review. MR. SWANTON noted that additional support documents were received after publication.

MELVIN GREEN, KME Architects, and DIANE POLLARD, Founder of Rainbow Dreams Foundation, were present. MR. GREEN addressed staff's recommendation of denial stating they believe 51 parking spaces would be sufficient. Currently, there are only 27 staff members, and with this being a neighborhood charter school, most of the students are dropped off by their parents. The additional classrooms are being requested to serve a need in the community.

MS. POLLARD stated they are celebrating their 10th anniversary this year. As the number of students grew, they added a grade each year and have been acquiring additional property because of this. The parents, teachers and community welcome the school which is a K-8 public charter school. The school is needed, and she asked for the Commissions consideration of their proposal.

COMMISSIONER CREAR indicated his full support. The school is a shining beacon in the community. The POLLARDS have worked tirelessly to ensure the schools success. He did not believe the perceived burden of parking was an issue nor did he see an issue with the temporary modulars.

CHAIR SCHLOTTMAN commented this is a great school and a request he can support.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 51 and 52.