



Agenda Item No.: 47.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-7483 - VARIANCE - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE - OWNER: STATE OF NEVADA DIVISION OF LAND - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE 207 SPACES ARE REQUIRED FOR AN EXISTING SERVICE PROVIDER on 0.04 acres at 6300 West Oakey Boulevard (APN 163-02-601) (Civic Zone, Ward 1 (Tarkanian) [PRJ-74809]. Staff recommends DENIAL.

C.C.: 1/16/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter
7. Protest/Support Postcards
8. Submitted after Final Agenda Protest/Support Postcards and Support Documentation Not Vetted Telephone Log (1)
9. Submitted at Meeting - Revocable License Agreement between College of Southern Nevada and Opportunity Village by Craig Galati

Motion made by LOUIS DE SALVIO to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-VICKI QUINN)

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, stated that the applicant is requesting a parking Variance to replace a previously approved Variance that expired. The previously approved Variance required that the applicant obtain a formal parking agreement with the College of Southern Nevada (CSN), located to the north, which they have been unable to do. Without the agreement in place, virtually all required parking is eliminated from the site. Staff is recommending denial. MR. GEBEKE noted that additional letters of protest and support have been submitted since publication.

CRAIG GALATI, E.C. Architect representing Opportunity Village, referenced a Parking Agreement, a copy of which was submitted for the record, and explained that for over 15 years, Opportunity Village has had an agreement with CSN to use the parking in back. Two years ago, Opportunity Village applied for a variance on this as part of a larger project to build an 800 seat event center. They received approval based on the fact that they use the CSN parking. Unfortunately, Opportunity Village does not own this property, as it is leased to the State of Nevada, which is why Opportunity Village was not able to get the variance would be expiring. As a result, the event center project was canceled. Opportunity Village would like to add approximately 5,000 square feet of new space to the project, which will be a large corridor and new entry point. The purpose of this project is to connect the campus and create a new, secure drop-off location for clients and guests. MR. GALATI noted that they would fully accept staff's conditions if approved.

As a result of CSN's agreement to allow Opportunity Village to use the 200 parking spaces, COMMISSIONER DE SALVIO wondered if this would create any disadvantages for CSN's facility. MR. GALATI replied that it would not, reiterating that Opportunity Village has parked on this site for a very long time. During regular days, the lot is utilized primarily for staff parking. He added that Opportunity Village does not receive a lot of visitors and guests, and clients are typically dropped off by buses or their parents. MR. GALATI felt the only time there would be a lot of cars in the parking lot would be during Opportunity Village's Magical Forest.

ASSISTANT CITY ATTORNEY BRYAN SCOTT noted that his office would need to review the Parking Agreement if it was to be included. ROBERT SUMMERFIELD, Planning Director, affirmed that staff would ensure the City Attorney's Office receives a copy of everything that has been given to the Planning staff.

CHAIR CHERRY declared the Public Hearing closed.