



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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-7484 - VARIANCE - PUBLIC HEARING - APPLICANT: ANTHONY NUSHIKYAN - OWNER: SHERIDAN DICKINSON, INC. for possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 50 ADDITIONAL PARKING SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 0.23 acres at 3005 S. Main Street (APN 162-08-302-016), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-74796]. Staff recommends DENIAL.

C.C.: 1/16/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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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. Protest Postcard

Motion made by TRINITY HAVEN SCHLOTTMAN to Deny

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)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to change the use of an existing warehouse building to an Auto Repair Garage, Major use. The change of use results in an increase in the number of spaces required for parking by 50. Therefore, staff is recommending denial, as the change of use at the site would be too intense and would negatively

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affect the surrounding adjacent uses.

ANTHONY NUSHIKYAN, applicant, stated that they do not need additional parking. Referencing a site map, he pointed to the subject location and noted that they occupy two other buildings on this same street, which he also pointed out. He explained that the reason they are making this request is that part of their equipment is located outside under canopies, and they would like to bring the equipment into a climate controlled environment. To do this, they will need to move these items from one building to another.

CHAIR CHERRY felt that with COMMISSIONER QUINN's absence, he was inclined to go with staff's recommendation. However, he thought that before this item goes back before the City Council, the applicant should communicate with COMMISSIONER QUINN and the Councilwoman's Office. MR. NUSHIKYAN stated that he met with COUNCILWOMAN TARKAMIAN and she was the one who suggested that he should take this route.

COMMISSIONER SCHLOTTMAN suggested that MR. NUSHIKYAN hire an architect to help figure out the parking needs. He also encouraged MR. NUSHIKYAN to contact staff and the City Attorney's Office prior to the City Council meeting. They will need to draft a perpetual parking agreement since they will be crossing property lines.

CHAIR CHERRY declared the Public Hearing closed.

