



City of Las Vegas

Agenda Item No.: 112.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-20481 - BEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FUND. Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Ranch Boulevard (APN 139-32-501-001), Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

41

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting Support petition with 35 typed names entitled Citizens Concerns Hot Topics for Items 112-114 by Mayor Goodman

Motion made by RICKI Y. BARLOW to Approve

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 112-114.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the Miracle League, a non-profit organization that gives children who have a handicap an opportunity to play baseball. The fields will be renovated with rubberized surfaces to accommodate wheelchairs. He suggested a change to the site plan, stating the applicant's preference for an ingress and egress rather than a cul-de-sac. He listed several options for

CITY COUNCIL MEETING OF: JULY 11, 2007

addressing the concerns with the traffic, such as calming devices, and emphasized that the applicant has no intention of having a detrimental impact on the neighborhood.

COUNCILWOMAN TARKANIAN observed that traffic calming devices sometimes generate complaints by the neighbors.

COUNCILMAN WOLFSON invited TOM MCGOWAN to the podium where he complimented his fundraising and philanthropic efforts. This project will provide opportunities for all children to play baseball regardless of their ability.

WILLIAM STOJACK, 1820 West Mesquite, President of the Rancho Manor Neighborhood Association, emphasized the association's efforts to work with the applicant and expressed support for the project and any suggestions for the traffic calming device.

TED RUSSELL, Las Vegas resident, expressed his support.

TOM MCGOWAN, Las Vegas resident, commended the applicant and expressed his support. In response to MR. MCGOWAN'S questions, ATTORNEY GRONAUER stated the field is donated by the First Christian Church and is specifically designed for handicapped children who reside throughout the entire Valley.

DANIEL DEEGAN, 1807 Granite Avenue, stated the neighborhood association has supported this project from the beginning. He pointed out that the traffic calming devices work and those complaining are the offenders.

THOMAS TEACHER, Las Vegas resident, appeared on behalf of Challenger Little League of Southern Nevada and expressed his support. He noted that most fields are not ADA accessible. Everyone is excited about this new field, which will allow playing baseball more frequently.

KENNETH TEACHER stated he has been coaching for four years and has been playing baseball for ten years. This new field will be safer and more secure for handicapped children, as well as an asset for the entire community. He expressed his support.

ATTORNEY GRONAUER informed COUNCILMAN WOLFSON that this facility would be the first of its kind. COUNCILMAN WOLFSON requested a report which would study the number of handicapped children who would benefit from similar projects within the City.

RICHARD HUBERT verified with ATTORNEY GRONAUER that handicapped adults would be allowed to use the park in addition to the children.

LARRY GOLD, Las Vegas resident, indicated he has been working with MR. TEACHER and Challenger Little League as a coach.

CITY COUNCIL MEETING OF: JULY 11, 2007

COUNCILMAN REESE pointed out that the Leisure Services Department sponsors many programs for handicapped people at Freedom Park.

REVEREND GEORMAN, Senior Pastor of First Christian Church, expressed his excitement that their dream is finally becoming a reality. He pointed out that two percent of the population has special needs and one field is not enough, but it is a start. He verified for MAYOR GOODMAN that they have the financing necessary to complete the project.

COUNCILMAN BARLOW commended Mr. McENERY for bringing this project forward. He noted the importance of recognizing the needs of the neighborhood and he thanked the applicant for working with the neighbors. He encouraged the applicant to work with staff and recommended the site plan remain as submitted if the traffic calming devices are compromised.

Regarding Item 114, MARCO WHEELER, Director of Planning and Development Department, read into the record an additional sentence to be added to Condition 3 agreed upon by ATTORNEY GROMAUER. She explained the condition would allow the applicant to redesign and work with Public Works.

MAYOR GOODMAN declared the Public Hearing closed for Items 112-114.

