



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GPA-2850 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:
CENTRO FAMILIAR CRISTIANO (CFC) - OWNER: AMERICAN
WHEELCHAIR VETERANS ASSOCIATION - J. FRESQUEZ, JR. - Request to Amend a
portion of the Business Sector Plan of the General Plan FROM: R (RURAL DENSITY
RESIDENTIAL) TO R (PUBLIC FACILITIES) on 1.18 acres at the southeast corner of Madre
Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), Ward 5 (Barlow)

C.C.: 08/20/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	12	Planning Commission Mtg.	32
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards and Support Letters
7. Submitted after Final Agenda Protest/Support Postcards for Items 28 and 29 and Support Letters for Items 28-30

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE,
STEVEN EVANS; (Against-RICHARD TRUESDELL, VICKI QUINN); (Abstain-None); (Did
Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open for Items 28-30.

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DOUG RANKIN, Planning and Development Department, stated the proposed development was compatible and harmonious with surrounding uses and recommended approval of all applications.

ALBERTO JAUREGUI appeared on behalf of the applicant and requested approval.

STEPHANIE MEYERS, 5401 Eagle Way, appeared in opposition. She stated the building is inappropriate because most of the buildings in the area are single story. She also expressed concern with the possible noise from the school and day care and requested the play areas be located away from residential homes.

STEVE MAJORS, 2649 Michael Way, expressed support and stated the project would benefit the neighborhood. He noted that the applicant had held a neighborhood meeting and was working with the neighbors. He requested that the vacant lot not be used by the trucks currently on the site which were noisy and disruptive.

In response to COMMISSIONER TROWBRIDGES questions, MR. JAUREGUI explained that the Wheel Chair Veterans were the property's current owners and the church was in the process of purchasing the site. He clarified that the church was a non-denominational Christian church and noted the school would comprise less than seven percent of the site's 106,500 square footage total. He emphasized that the focus of the church was to build a place of worship and not a school and added that the church hopes to grow into the area.

COMMISSIONER TRUESDELL thanked the applicant for informing and meeting with the neighbors and observed that a mall bus park which had been proposed at Lake Mead Boulevard and Michael Way had been vehemently opposed by the neighbors due to traffic concerns and its potential impact on the neighborhood. He observed that this facility would be as big as a Target store with a 1/2 million-sized parking lot and disagreed that the surrounding streets would be sufficient to carry that traffic. He suggested that the church's success would have a negative impact on the adjacent neighbors.

MR. JAUREGUI informed COMMISSIONER TRUESDELL that services could only be held on Sundays and Tuesdays and noted that the parking lot would only be used by the day care and school during the rest of the week. He stressed that the church hoped to create an amenity in the neighborhood and noted the many letters of support.

While COMMISSIONER EVANS acknowledged that churches could be amenities for their communities, he concurred with COMMISSIONER TRUESDELLS comments that this proposed church seemed rather large and could be a potential burden on the neighborhood.

In response to COMMISSIONER STEINMANS question regarding the trucking activity on the site, MR. JAUREGUI explained that the site should be vacant. COMMISSIONER STEINMAN suggested that Code Enforcement should be informed and MR. JAUREGUI stated that the applicant had sent a letter to the current property owner expressing concern regarding that

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activity. MR. MAJORS stated that he was informed by City Zoning that City-authorized trucks were working on the drainage ditch adjacent to Madre Mesa Drive and Michael Way. COMMISSIONER EVANS added that he observed a similar situation where a property was leased for truck parking until the drainage work was completed.

COMMISSIONER TROWBRIDGE suggested that the play areas size might not meet the State of Nevada's minimum requirements, but noted the issue would be handled by the State. MR. JAUREGUI stated the applicant would meet any requirement and pointed out that the applicant had not requested any landscaping, waivers or permit variances. He acknowledged that the building size would have to be reduced to accommodate any increase in the play areas size.

CHAIR GOYNEES declared the Public Hearing closed for Items 18, 39.

