



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-3115 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
LAWRENCE MURRAY - Request for Special Use Permit FOR A GROUP RESIDENTIAL
CARE FACILITY (10 PERSONS MAXIMUM) WITH A WAIVER TO ALLOW A 1,130-FOOT
DISTANCES FROM FRONT OF ANOTHER GROUP RESIDENTIAL CARE FACILITY
WHERE 1,500 FEET IS REQUIRED at 2080 La Salle Street (APN 139-21-612-011), R-2
(Medium-Low Density Residential) Zone, Ward 5 (Barlow)

C.C.: 01/07/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="20"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions, amending Condition 2 and adding the following condition as read for the record:

2. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a parking area meeting all requirements of LVMC Title 19.10. The approval is pursuant to the site plan submitted 10/17/2008 except as amended herein.

A. Approval is subject to a one-year administrative review.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, STEVEN EVANS, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated staff does not support the waiver, as there is a concern for the separation distance from another facility. Staff recommended denial.

PASTOR LAWRENCE and MRS. MARGARET MURRAY, 1121 Sharon Road, appeared and PASTOR LAWRENCE indicated the proposed facility is not a group home or transitional housing; it provides care for low income seniors and veterans. Pictures were shown of the facility. MRS. MURRAY stated the home was in foreclosure when they purchased it; it has been refurbished and is now available for senior citizens 55 years and older who are ambulatory and independent.

CHAIR GOYNES and COMMISSIONER EVANS asked about parking requirements and fire codes. MARGO WHEELER, Director of Planning and Development, replied that Condition 2 ensures parking requirements are met prior to any issuance of permits. PASTOR MURRAY noted there are five parking spaces on site. CHAIR GOYNES commended the MURRAY on their efforts and prompt turnaround in rehabilitation of the site.

MRS. MURRAY informed TODD FARRICW, 240 North 11th Street, that there will be two individuals per bedroom.

BILLY McCURDY, 1117 East Avenue, appeared in support of the project and praised the MURRAYS for investing a significant amount of money to upgrade what was once a dilapidated property. He added that PASTOR LAWRENCE presides over the church that is directly across the street from the subject facility, and he was confident that the facility would enhance the surrounding area.

COMMISSIONER QUINN and EVANS thanked the applicant for participating in the community with such a wonderful project.

COMMISSIONER STEINMAN verified this is not Section 8 housing and believes the facility is a tremendous asset to the community.

Being that the facility is in close proximity of DR. POLLARDS school, he encouraged students to visit and speak with the senior citizens at this facility.

To address the Commissions concerns, MS. WHEELER read the proposed amendment to Condition 2 and an additional condition relative to the site plan and a review. She added that staff will work with the applicant prior to the City Council meeting.

CHAIR GOYNES declared the Public Hearing closed.