



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 9, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - SDR-33063 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC. - OWNER: WAT LAO PUTHAMSEY ASSOCIATION OF LV, INC., AND WAT LAO BUDDHAMSEY. Request for a Planning Development Plan Review FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,275 SQUARE-FOOT MONASTERY WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-121, 032 and 033), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow)

C.C.: 05/06/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote -None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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Regarding the requested waivers, DOUG RANKIN, Planning and Development, explained that one of the conditions requires that the existing landscape material be upgraded with additional landscape material, which would decrease the impact from the waivers. Also, along the northeast, the structure is situated in such a way that it prohibits the buffer from being installed. Staff supported the requested waivers, and the monastery is an acceptable use, so an approval was recommended by staff.

AIRR PHANTHIP, 3377 Danueld Drive, appeared on behalf of the applicant and accepted the conditions.

AMY ROSALES, 374 North 15th Street, appreciated an explanation on the term "buffer" and commended the applicant on being wonderful neighbors.

TODD FARLOW, 240 North 19th Street, foresaw a problem regarding the impact on this property with the upcoming expansion of the I-15 Freeway. He believed the subject land will ultimately be taken by the City, so the City should purchase the land from the owner now and save taxpayers' money.

MR. RANKIN explained for MS. ROSALES that buffers are landscape areas usually located within the setback area of most developments. The subject buildings have been in existence for many years, and this is an opportunity to upgrade the landscaping in some areas on site.

ASSISTANT CITY ATTORNEY BRYAN SCOTT added that staff has to review the property as it currently exists, and one can never determine in advance when the Nevada Department of Transportation will take the property. He explained "pre-condemnation damages", meaning if the property was taken prior to development, there could be damages that would have an impact on the City. It is wise to review the projects as they come forward and make the determination based upon existing conditions and the proposed development.

COMMISSIONER GOYNESS visited the site and was concerned about the landscaping, which has now been addressed to his satisfaction.

MS. ROSALES appreciated the explanation and commended the applicant on being wonderful neighbors.

MR. PHANTHIP confirmed for COMMISSIONER TRUESDELL and ASSISTANT CITY ATTORNEY SCOTT that the dwelling units include restrooms, and the facility is a monastery and not a church.

CHAIR TROWBRIDGE declared the Public Hearing closed.