



Agenda Item No.: 31.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: EPA-3359 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOSHUA'S WITNESSES, LAS VEGAS, NEVADA - OWNER: ALMOND TULLY - Request to Amend a portion of the Southwest Sector Plan of the General Plan from DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.2 acres at the northeast corner of D'Bannon Drive and Lisa Lane (APN 163-04-305-006), Ward 2 (Census Tract 660020).

C.C.: 05/06/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

22

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

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 Protest Letter
7. Submitted after Final Agenda Protest Postcards and Letters and Support Postcard

Motion made by MICHAEL E. BUCKLEY to Deny

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, RICHARD TRUEDELL, BYRON GOYNES;
(Against-STEVEN EVANS, GLENN TROWBRIDGE); (Abstain-None); (Did Not Vote-None);
(Excused-KEEN ELLSWORTH)

NOTE: An initial motion for approval by EVANS failed with BUCKLEY, QUINN, TRUEDELL and GOYNES voting no and ELLSWORTH excused.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 31-33.

PLANNING COMMISSION MEETING OF: APRIL 9, 2009

DOUG RANKIN, Planning and Development, stated the proposed use is compatible with the surrounding uses and meets Title 19 requirements. Staff recommended approval.

RAFAEL NAVARRO, 10765 Woodlore Place, appeared on behalf of the applicant and accepted the conditions.

RICK GRADY, 2240 County Cottage Court, President, Canyon View Estates; JACK RAPOSE, 2280 Country Cottage Court; and SCOTT WAID, 1920 Crystal Glen Court; all expressed concerns regarding traffic. The subject area is residential and quiet, with light traffic, and there is a school within two blocks. The proposal would create a horrendous amount of traffic especially on weekends. The plan shows 67 parking spaces and there will be multiple services, but residents would like to know how the applicant plans to address sufficient parking. MR. WAID also noted the impact on property values and loss of tax revenues.

TODD FARLOW, 240 North 19th Street, questioned the width of OBannon Drive. He noted that he lives on a street that is only 28 feet wide and was concerned for the children playing in the subject area with increased traffic.

LUCIEN PAET, Public Works, replied that OBannon Drive is 60 feet and is not considered a major street but a minor collector street. Parking is allowed on OBannon Drive and estimated that traffic would consist of 42 vehicles per day with the proposed use.

MR. NAVARRO explained to the Commission that the desire is to have one congregation meet once a week, in smaller groups of 100. The meetings usually end at 9:15 p.m. and traffic departs by approximately 9:30 p.m. Each congregation does not meet everyday.

COMMISSIONER BUCKLEY stated that OBannon Drive appears to be a smaller street; yet it would appear that the additional traffic would come and go quickly and be at a minimal. He expressed mixed concerns for this type of development within the neighborhood and questioned how individuals would exit from OBannon Drive onto Durango Drive.

MR. NAVARRO informed COMMISSIONER QUINN that only services, and not community events, would be held.

COMMISSIONER GOYNES believed the proposal would create additional traffic within the neighborhood. MR. NAVARRO responded that the amount of parking provided is to accommodate the members coming and going and alleviate as much impact on the residents as possible.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 31-33.