



City of Las Vegas

Agenda Item No.: 88.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 1, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: CON-3280 - ABREYANCE ITEM RE: CON-3280 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS RESCUE MISSION, INC. - Request for a Rezoning FROM: C-2 GENERAL COMMERCIAL TO: M (INDUSTRIAL) on 2.16 acres at 480 West Bonanza Road (a portion of APN 1442-301-003), Ward 5 (Barlow). The Planning Commission (5-1 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend 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
7. Submitted at Meeting Letter by VTN Consulting Engineers on Parking Requirements for Items 88-91
8. Backup referenced from the May 14, 2009 Planning Commission Meeting Item 22

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, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 88-91.

GEORGE ROGERS, Architect, 6325 South Jones, Suite #100, and KEN HEATER, Executive Director of the Las Vegas Rescue Mission, were present. MR. ROGERS stated that the zoning change was requested by staff to have the parcel designated M (Industrial) zoning. The Site Development Plan Review (SDR) is to obtain approval of a parking variance.

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MR. ROGERS explained that the new dining hall located on the western property line was approved two years ago by the Council and is near completion, but the Las Vegas Rescue Mission is seeking to convert the existing dining hall into a two-story dormitory, which would not require any significant exterior construction, only an exit stairwell from the second floor. The ordinance ties parking into the number of beds, but since none of the clients that would be sleeping there overnight would be driving cars, the owner is requesting a reduction in the number of parking spaces. A traffic study identified that a maximum of 41 stalls would be required for the proposed project, but 51 parking spaces are being proposed. He requested approval.

MR. HEATER thanked the Councilmembers for all their assistance in trying to find solutions to the issues afflicting the homeless corridor. Regarding the parking variance, he explained that with only 17 of his 27 employees owning vehicles, 12 volunteer vehicles and 15 mission vehicles, 30 parking spaces are used during the day and 20 spaces during evening hours.

TEDDY RUSSELL, Las Vegas citizen, stated the homeless corridor has an embedded difficulty of civil disobedience and thought the new dining hall was supposed to be completed 7/2008. He expressed his indifference toward this project.

HARRY BAPTISTE said the beds are greatly needed, but he expressed concern with spraying chlorine on homeless corridor sidewalks that do not need it, noting that the sidewalks along St. Vincent's need to be sprayed. He regards this as an attack on the homeless population.

COUNCILMAN BARLO said that it has been a delight for him to work with the Las Vegas Rescue Mission and expressed his appreciation to MR. HEATER for everything the Mission has done to help the homeless. He supported the variance, stating its approval is needed in order to get the project underway for the benefit of the homeless.

MAYOR GOODMAN declared the Public Hearing closed for Items 88-91.