



City of Las Vegas

Agenda Item No.: 8.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: ABEYANCE - RECTIFICATION - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: SHARON RODRIGUEZ Request for a Variance TO ALLOW FOUR
PARKING SPACES WHERE NINE ARE REQUIRED on 0.15 acres at 708 South Jones
Boulevard (AGNINE 310003) ZONED (Professional Office and Parking) Zone, Ward 1
(Takanian) NO LONGER THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES
BOULEVARD

C.C.: 04/07/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda - Protest Postcards for Items 8 and 9

Motion made by VICKI QUINN to Table Items 8-10

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL,
KEEN ELLSWORTH, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 8-10.

STEVE GEBEKE, Planning and Development, stated that the request is for a proposed
conversion of an existing residence to a medical office. Since the last abeyance, a revised
landscaping plan was submitted depicting additional trees in the existing planter areas, along the

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north perimeter of the front yard and along the north, south and east perimeters in the rear yard, reducing the waiver request for perimeter trees to six where 20 are required. The proposed site will require a parking variance with four spaces provided where nine are required, one of which is a van accessible handicap space. Staff recommended denial of the parking variance and site plan as the site will not have adequate parking.

MR. GEBEKE indicated that the requests for waivers and exceptions of the required perimeter parking lot and landscaping will result in the lack of a buffer between the commercial site and the adjacent single-family residential area. Staff recommended approval of the review of condition as the subject conditions were approved for the cooperative development of nine lots along Jones Boulevard and have limited applicability to the development of this individual lot. In addition, the Resolution of Intent to rezone, along with the associated conditions, has expired for seven out of the nine lots included in the previous rezoning action. If denied, the lot will remain as a single-family residence.

ANDREW CHAN appealed with DR. SHARON ROTH. MR. CHAN stated they have tried to mitigate the concerns expressed by the Planning Commission at the last meeting. He stated the conversion to a professional office would be an improvement to the neighborhood, as well as inspire additional economic development. He emphasizes that there are two additional parking spaces that cannot be added to the parking count because they are considered tandem parking.

He pointed out the office would be occupied only by DR. ROTH, who sees patients by appointment only from 8:00 a.m. to 5:00 p.m. with no overlap appointments. He pointed out the office would be occupied only by DR. ROTH, who sees patients by appointment only from 8:00 a.m. to 5:00 p.m. with no overlap appointments. There are actually four parking spaces on the side of the property, and DR. ROTH could park in one of the two parking spaces in front of the property.

MR. CHAN indicated they are providing one handicap space accessible from the sidewalk. Regarding the traffic impact along Jones Boulevard, MR. CHAN explained that they have tried to accommodate a backing space that allows ingress and egress onto Jones Boulevard, and this would not create an impact, as DR. ROTH sees only one patient at a time.

MR. CHAN showed a photograph of the existing property and indicated that the existing trees will be replaced with more appealing trees and shrubs, as well as provide additional greenery to the front of the property. As per the Planning Commissions recommendation at the last meeting, they will be adding two trees on the north and south side, to mitigate the buffer around the perimeter of the property. The existing tree in the rear will not be removed. MR. CHAN agreed with all conditions.

TODD FARLOW, Las Vegas resident, opined that the applicant should enter into a joint parking and access agreement with the adjacent neighbors. DR. ROTH replied that a number of adjacent properties are in foreclosure and arranging a joint agreement would be difficult at this time. She is eager to start improving the area.

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CHAIR TRUESDELL verified with MR. GEBEKE that there is not enough circulation room in the rear.

COMMISSIONER ELLSWORTH commended the applicant's efforts, but he does not want to see commercial spill north of US 95. Therefore, he cannot support the request, as it does not fit in this area.

DR. ROTH understood COMMISSIONER ELLSWORTH'S concerns, but she pointed out that when she purchased the property, it was already zoned P (Professional Office). She was under the impression that these issues were taken into consideration already, as it was the City's desire to convert these properties into professional office.

DR. ROTH showed a photo of her neighbor's property to the north and indicated that when he is ready to convert his property, he will not have any problems with parking in the rear. Her property is zoned R without the ability to accommodate parking in the rear or conform to the landscaping requirements. She is open to other suggestions to make this project work. It would not benefit her to make the ingress and egress difficult for her patients or to have the property be an eyesore.

COMMISSIONER QUINN found that the location of the handicap space is not appropriate and is too small to accommodate a handicap van. The Commissioner felt the landscaping is not sufficient along the west side. As a representative of Ward 4, she has to be diligent in ensuring that everything that happens in the area is done well. The first conversion property has to set the example for the rest of the block. She could not support the request as the conversion request will not work on this property.

COMMISSIONER TROWBRIDGE confirmed with DR. ROTH that the adjacent property owner's intent is to convert his property to commercial. DR. ROTH added that her neighbor owns properties to the north and south, one of which is being rented. The Commissioner empathized with her situation. He suggested DR. ROTH entertain discussions with her neighbor about joint access to both backyards, which could easily accommodate six to eight parking spaces and provide easy access to the handicap space located in the front, leaving ample space for an attractive front entrance.

MARGO WHEELER, Director of Planning and Development, stated that if the request were to be approved today, the Planning Commission could condition the applicant to make subsequent changes upon a change of ownership or some future action. If approved, the conditions would have to be appropriate to this parcel. The Planning Commission could impose a review to ensure compliance but not compliance on future improvements because that is beyond the scope of the application.

CHAIR TRUESDELL stated that the intent was to have these properties come forward all at once. The review of condition would be appropriate, but without it, the applicant could not meet the requirements necessary for easy ingress and egress. The property is parking deficient and

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could create a dangerous situation.

CHAIR TRUSDELL discussed with DR. ROTH that if she were to speak with her immediate neighbor about a shared parking agreement, it would mitigate most of his concerns. He suggested tabling the applications for six months until the parking issues are resolved.

COMMISSIONER ELLSWORTH pointed out that the parcel is not appropriate for this type of use. He suggested the applicant tear down the house and build a smaller professional building rather than converting the existing house.

ASSISTANT CITY ATTORNEY BRYAN SCOTT advised that the table request expires in six months, and the applicant would have to reapply if she has not resolved the issues at the end of the timeframe.

CHAIR TRUSDELL declared the Public Hearing closed for Items 8-10.

