



City of Las Vegas

Agenda Item No.: 31.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: ZON-37607 - REZONING - PUBLIC HEARING - APPLICANT: VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA - OWNER: C & C ASSET MANAGEMENT, LLC - Request for Rezoning FROM: R-3 (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) - 10 acres on the east side of Martin L. King Boulevard, approximately 60 feet north of Madison Avenue (APNs 139-28-601-001 through 003), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 05/19/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report for ZON-37607 and SDR-37606
3. Supporting Documentation
4. Photos for ZON-37607 and SDR-37606
5. Justification Letter
6. Protest/Support Postcards for ZON-37607 and SDR-37606
7. Submitted after Final Agenda Support Postcards for ZON-37607 and SDR-37606

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 31 and 32.

DOUG RANKIN, Planning and Development, indicated the proposed clinic meets Title 19, with a requested exception for 39 landscape buffer trees where 45 are required. Staff does support the requested exception as the developer provides adequate landscaping and screening mechanisms

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to diminish the visual impact. The proposed plan also meets two portions of the West Las Vegas Plan goals; bringing the zoning into compliance with the General Plan and to identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities. Staff recommends approval.

JACQUELYN RINALDI, 7892 Field Creek Court, and MARK CARLSON, SH Architecture, appeared representing the applicant and concurred with the conditions.

JEROME MOSLEY, 1201 W Street, was hesitant about this project because of lack of information. The map he obtained shows that his property is vacant. His business is located on the corner of Martin Luther King and Madison Avenue, and his home is located behind his business. He is concerned about insufficient access to the power easements. He wondered if the clinic will operate 24 hours. He opposed the location of the block wall.

BART ANDERSON, Public Works, remarked that there is an existing above-ground power line series running east to west. Between the southernmost lot and the middle lot there is a series of above-ground power poles. He could not say how power is provided to MR. MOSLEY'S property, but it would have to be provided regardless of the location, and, through the building process, the applicant will have to demonstrate how that will be done.

MR. CARLSON pointed to the gentleman's property and explained that the block wall was put in at staff's request. The rendering process has been started and discussions are ongoing with NV Energy as to how power will be provided. He was amenable to having the power line placed underground.

DR. FLORENCE JAMESON, 5281 South Eastern Avenue, indicated the clinic will operate as a family practice office, with medical, dental and mental services provided to the surrounding area and operating hours of 9:00 a.m. to 5:00 p.m. A wall is possibly some evening hours during certain days from 6:00 p.m. to 8:00 p.m. Service will be provided by appointment only, and she anticipates there will be 20-30 employees, including volunteer staff on a rotating basis. She indicated that Volunteers of Medicine has operated at Paradise Park since January. The practice is smaller and will eventually have about 20 patients a day. The practice has been very successful and has up to 500 volunteers.

COMMISSIONER QUINN confirmed that DR. JAMESON has a very good reputation.

MR. CARLSON assured COMMISSIONER TROWBRIDGE that the interests of MR. MOSLEY would be protected.

COMMISSIONER TROWBRIDGE confirmed with DR. JAMESON that she would be willing not to operate any later than 10:00 p.m.

CHAIR TRUESDELL declared the Public Hearing closed for Items 31 and 32.