



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANET - GPA-37567 - GENERAL ZONING AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: JUDITH PRINZ Request to Amend a portion of the Southeast Sector
Plan of the General Plan FROM: L-122 (DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.16
acres at 222 South Bess Street (APN 39-35-413-100) Ward 3 (Reese). Staff recommends
DENIAL.

C.C.: 07/07/2010

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Supporting Documentation
3. Conditions and Staff Report - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569
4. Photos - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569
5. Justification Letter - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569
6. Protest/Support Postcards and Concern Letter - GPA-37567, ZON-37568, VAR-37570, VAR-37976 and SDR-37569

Motion made by VICKI QUINN to Deny

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 20-24.

DOUG RANKIN, Planning and Development, indicated that the proposed land use designation and zoning district required for the conversion of the single-family home to a PR Office are inappropriate and incompatible with the surrounding existing land uses and zoning designation, and constitutes spot zoning. The property is not suited for commercial use, as evidenced by the required variances and the lack of additional landscaping. Staff recommended denial of all applications. If denied, the site will remain as a single-family residence.

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KELVIN HAYWOOD, 231 West Charleston Boulevard, appeared on behalf of the applicant and showed a plan depicting that landscaping is being provided on the north and west side of the property. The area around the house is asphalt and the applicant plans to convert the property to either an attorney or tax accountant office. The property is located on a busy intersection with apartments to the east and businesses to the south. Prior to the applicant owning the home, it was used as a worship facility, but no one resides there at this time. It is not feasible to tear down the house.

TODD FARLOW, Las Vegas resident, remarked that the property was incorrectly designated as being in Ward 3 and should reflect Ward 5. MR. FARLOW does not support the conversion of residential homes, but should the application be approved, he asked that trees be provided. MR. RANKIN clarified that the property is located in Ward 3.

JIM BARACKON appeared in opposition and indicated that this house has always been a problem. It was an illegal church and became a crack house. He supported a business, as long as this area remains residential.

MR. HAYWOOD stated that for the aforementioned reasons, the applications should be approved. His client would be willing to add landscaping. He stated that COUNCILMAN REESE expressed concern that the conversion would be for more than one office, but he assured the Commission that his client only desires to create an office with one or two employees. The property will be upgraded and activity will be limited to the use of the particular business.

COMMISSIONER GOYNES conferred with MR. HAYWOOD that the property owner would either use the office for her own use as a tax accountant or lease it as an attorney's office. COMMISSIONER GOYNES felt this is clearly spot-zoning, and it would be difficult to ensure that other properties would remain residential.

COMMISSIONER EVANS remarked that the applicant's request is to change the General Plan, rezone the property, and allow for setback variances. He pointed out that staff's report refers to the inability of proper ingress and egress out of the driveway. The request would set a precedent and rezoning this property would be a disservice to the adjacent residents.

CHAIR TRUESDELL commented that many properties are acquired through foreclosures with the intent to convert into office, and he is concerned about these types of applications. There is nothing compelling to start changing this area.

COMMISSIONER TROWBRIDGE stated that along Jones Boulevard and Lewis Avenue are examples of dismal conversions. However, the issues of access and the lack of landscaping have not been addressed. This is a prime example of a bad conversion.

COMMISSIONER QUINN agreed with COMMISSIONER EVANS that the request would set a precedent for this residential neighborhood.

CHAIR TRUESDELL declared the Public Hearing closed for Items 20-24.