



City of Las Vegas

Agenda Item No.: 43.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3789 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: MAITAKA AND TASHY MIYAKAWA request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO MINIMUM 1481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

IF APPROVED, C.C.: 07/07/2010

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards and Support Letter
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting Support Letter and 6-Signature Petition

Motion made by STEVEN EVANS to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a one-year Administrative review after issuance of a business license for the subject use.

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)

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Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, explained that the proposed use meets all minimum conditional use requirements of Title 19, with the exception of the 1,000 foot distance separation requirement from another group residential care facility. The applicant is requesting waivers to allow a 1,481 foot distance separation. Staff recommended approval, as it can be conducted in a manner that is compatible with the surrounding uses, and the waiver is minor in nature. If the application is denied, the property will remain a single family residence.

PAITAKA MIYAHARA concurred with staff's recommendations.

ROBERT CAMPBELL appeared in opposition as the proposed use will create traffic problems. He would like to retain the area residential, and the request would set a precedent.

TODD FARLOW, Las Vegas resident, concurred with the previous speaker, and referred to a Text Amendment that DEPUTY CITY ATTORNEY JIM LEWIS introduced regarding the distance separation between group homes. Until the issue is resolved, consideration for care facilities should be put on hold.

COMMISSIONER FLEMING questioned the type of residents that will be housed in the facility, to which the applicant responded that it will be a senior citizens facility. Meal services will be offered and friends and family can visit. The age would be from 50 and up, depending on the care they need. MR. MIYAHARA stated for COMMISSIONER GOYNES that he spoke with the neighbor to the east that owns two of the properties and signed a letter supporting the request. His wife obtained six additional supports from residents who live on Serene Drive and Atwood Avenue. A similar care facility is located on Jones Boulevard.

COMMISSIONER ELLS WORTH discussed with MR. MIYAHARA that he did not meet with residents. There is a Chevron gas station to the west and the neighbors to the east submitted support letters. There will be about three to four staff members, depending on the needs of the residents. A facility administrator will staff the center according to code requirements. He feels this would be the best use for this property. Parking will not be an issue as the seniors will use buses and do not own a vehicle.

COMMISSIONER EVANS noted that his grandmother was in a similar facility located in a residential neighborhood and never saw a problem with parking because the facility was not highly visited. There is a need for this type of facility, and he would support it with a one-year administrative review.

CHAIR TRUESDELL declared the Public Hearing closed.