



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - GPA-38579 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: HAITAKAN AND TASEY R. MIYAHIRA - Request for a General Plan
Amendment FROM: DF (DESERT URBAN DENSITY RESIDENTIAL) TO: SC (SERVICE
COMMERCIAL) 0.40 acres at 6440 West Cheyenne Avenue (APN 138-11-406-012), Ward 4
(Anthony). Staff recommends APPROVAL.

C.C.: 12/06/2010

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
3. Supporting Documentation
4. Photos - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
5. Justification Letter - GPA-38579, ZON-38580, VAR-38576, SUP-38574 and SDR-38577
6. Protest/Support Postcards GPA-38579 and ZON-38580

Motion made by KEEN ELLSWORTH to Table Items 16-20

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.

STEVE GEBEKE, Planning and Development, reported that the proposed land-use change is appropriate, as the site is located on a primary arterial street surrounded by commercial uses to the west and in proximity to the east of the site. However, the proposed expansion would cause the site to be overbuilt and would require the requested landscape waivers and residential

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adjacency variances, for which there is no evidence of a unique or extraordinary circumstance. Therefore, staff recommends denial of the Variance, the Special Use Permit and the Site Development Plan Review, but recommends approval of the General Plan Amendment and the Rezoning applications.

PAITAKA MIYAHIRA and PETA BALAVA, LEA Engineering, were present. MR. MIYAHIRA understood the concerns of staff relative to the Variance, the Special Use Permit and the Site Development Plan Review, all of which he requested be held in order to try to accommodate staff's recommendations and to research more suitable properties in the vicinity.

STEVE TRUMP was adamant about the property remaining zoned for professional/commercial development, as was determined by Clark County. He expressed concern about the applicant possibly requesting another future expansion to the rear of the property, where his sister and brother-in-law reside.

TODD FARLOW, Las Vegas resident, wondered how patients would be evacuated from a two-story facility.

COMMISSIONER FERGUSON could not support these applications, stressing that the facility was reluctantly approved by the Planning Commission six months ago, and the applicant is already trying to expand. The size of the proposed expansion on the small lot concerns him, as well as that the project would not serve as a buffer between the properties on Rancho Drive and Cheyenne Avenue. He suggested the applicant find a property more conducive to his intent.

COMMISSIONER ELLSWORTH stated the proposed expansion would not fit the site and questioned which buildings were being proposed for two-stories. MR. MIYAHIRA described the three buildings on the elevation. The building to the east is being proposed for two stories, but it is the building that abuts his sister's property, and she has no objection to this request for expansion. The building to the west of the site is also being proposed to be made two-stories at the highest part of the building. Even at two-stories, only 15 feet will be added to the center of the structure, because it drops to one story at the portion of the structure located along the western boundary of the site. The zero lot line is for the area where the driveway is located to allow emergency vehicles to access the rear of the building.

MR. MIYAHIRA indicated for COMMISSIONER ELLSWORTH that he wishes to expand from 10 beds to 47 to maximize the feasibility of the property.

CHAIR TRUESDELL indicated that this area has been plagued by piecemealed development, and it would be unfair to the residents to piecemeal this project. Therefore, he suggested all five applications be tabled until the applicant has a better plan that has the support of the surrounding residents. MS. BALAVA agreed, stating that she would like to try and find a better fit for the structures on this property.

CHAIR TRUESDELL declared the Public Hearing closed.