



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: TABLED - NOTIFICATION - GPA-38579 GENERAL PLAN AMENDMENT - PUBLIC HEARING APPLICANT/OWNER: ADAR P. AND TASEY R. MIYAHIRA - Request for a General Plan amendment FROM: B12 (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE CENTER) on 0.70 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), Ward 4 (Annex 1). Staff recommends APPROVAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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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
7. Supplemental Staff Report

Motion made by GUS FLANGAS to Approve

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 15-19.

STEVE GEBEKE, Planning and Development, paraphrased Staff's Report entailing the Project Description, and pointed out the applicant submitted revised plans that reflect one additional single-story structure, approximately 11,240 square feet, on the northern portion of the site,

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

which would add 21 beds. In addition, the garage of the existing residence would also be converted to additional living space as part of the request. Staff recommended approval of the general plan amendment and rezoning requests, as the parcel is situated on a primary arterial street that contains mainly commercial uses to the east and west. However, staff recommended denial on the variance, special use permit and site development plan review, as the site would be overbuilt, as proposed, and would require landscape waivers and a residential adjacency variance. If denied, the site would remain residential with a previously approved 10-bed community residence use.

PAITAKA MIYAHIRA, applicant, appeared with GEOFF ROBINS, and explained that the proposed height of the building is 15 feet. He and his wife decided to amend the site plan from a two-story structure to a single story, to alleviate a large building. He has spoken with the resident to the north of this site, who did not oppose with the caveat of an increased rear block wall to eight feet in height with additional trees. The two property owners to the east are not opposing this as far as he knows. He and his wife are attempting to be neighborhood friendly and would have only landscaped lighting in the rear, which would be deterred by trees and shrubs.

STEVE TROOP stated the property owner to the east is his brother-in-law, and he questioned why the request consisted of two zone changes. MR. GEBEKE explained that the general plan amendment, if approved, would change the land use designation to service commercial. The rezoning, if approved, would rezone the property from Residence Estates to Limited Commercial. MARGARET BLER, Director of Planning and Development, explained that the project is analyzed based on the proposed zone change, as the project would not go forward without an approval. MR. TROOP opposed to request, as there are several large existing care facilities on Jones Boulevard and Cheyenne Avenue.

CHARLES CHARTKOFF appeared on behalf of a property owner and confirmed for CHAIR TRUESDELL that this resident could support the request with an increased wall and additional trees, as well as non-intrusive lighting. He appreciated the applicant changing his request from a two-story structure to one story. Nursing homes are necessary and will continue to be.

COMMISSIONER FLANGAS noted that the original request was for 10 beds and a one-year review. Within a month, the applicant appeared again requesting an increase to a 47-bed facility with additional square footage. He recalled some of the residents' protest and the history on the applicant's request. This is not a bad buffer between residential and a main arterial. He was concerned that a formal neighborhood meeting was not held and only some discussion with MR. TROOP and a few others had taken place. MR. MIYAHIRA added that he obtained a petition of support, which was previously submitted to staff. The Commissioner believed that too much was being built without sufficient space. The north side of Cheyenne Avenue will ultimately be commercial, so, reluctantly, he supported the request as it is a fair buffer. However, he highly recommended a neighborhood meeting be held. Both COMMISSIONERS FLANGAS and TROWBRIDGE expressed support, with the caveat that a neighborhood meeting be held and additional trees be planted, to which MR. MIYAHIRA agreed to do.

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

Upon COMMISSIONER GOYNES' query, MR. MIYAHIRA informed him that he thought it was not necessary to have another neighborhood meeting, as they are costly and two previous meetings were already conducted.

CHAIR TRUESDELL asked what would happen with the existing residential structure on site, and MR. GEBEKE replied that it would be converted as part of the requested use. Regarding fire access, MR. GEBEKE commented that Fire and Building Safety did not voice concerns during meetings, but if any arose, they will be addressed during the permit process.

COMMISSIONER MOODY was uncomfortable and questioned just because the applicant agreed to hold a neighborhood meeting prior to City Council was sufficient reason to support the request.

CHAIR TRUESDELL declared the Public Hearing closed for Items 15-16.

