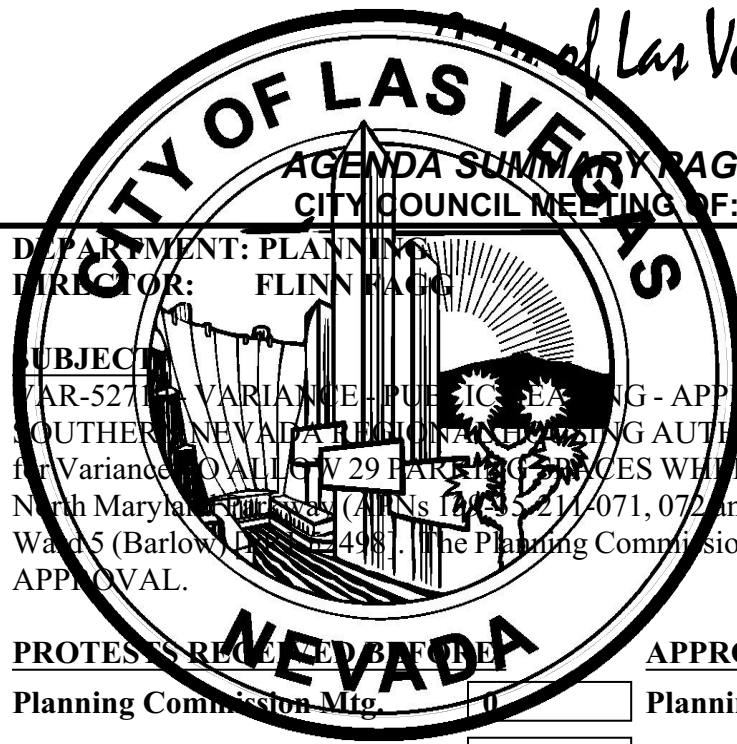




Agenda Item No.: 75.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: APRIL 16, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: VAR-52719 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for Variance TO ALLOW 29 PARKING SPACES WHERE 62 SPACES ARE REQUIRED at 323 North Maryland Street, Las Vegas (APNs 104-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) District 5498]. The Planning Commission (5-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-52719, SUP-52715 and SUP-52717 [PRJ-52498]
2. Conditions and Staff Report - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
3. Supporting Documentation - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
4. Photos - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
5. Justification Letter - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
6. Submitted after Final Agenda Protest Postcards for VAR-52719, SUP-52715 and SUP-52717
7. Backup Referenced from the March 11, 2014 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Approve subject to conditions

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

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 75-78.

CITY COUNCIL MEETING OF: APRIL 16, 2014

ATTORNEY JOHN T. MORAN, III, appeared with MIKE LAVIN on behalf of Westcare, and MR. MORAN used diagrams on the overhead to explain that the subject site is located on the dividing line between COUNCILMEN BARLOW and COFFIN'S wards. Westcare would like to relocate its facility to the subject site which they believe is most appropriate for this type of treatment facility which includes counseling services. Their current location on Martin Luther King Boulevard is to be vacated due to Project Neon, eminent domain and the widening of Interstate 15. The requested waiver for reduced parking is justified because most people frequenting the location are the employees or patients who use public transportation since their driving privileges were taken away due to narcotics or alcohol abuse. MR. MORAN pointed out that the vacation of right-of-way was not part of their original application and is simply a clean-up item on a street that had not been vacated on a prior occasion.

MR. LAVIN added that Westcare is trying to take the subject property that is currently housing the homeless and enhance it, making it a viable piece of property once again. The services provided are vitally important to the needs of the community.

Given Westcare's reputation, the representatives asked for the Council's support, so they can continue being a part of the solution for drug and alcohol addictions.

MAYOR GOODMAN congratulated the representatives of Westcare's efforts and for being proactive in addressing such issues.

ANTHONY HEMMER representing the University of Nevada Las Vegas (UNLV) College of Social Work, stood in support of Westcare's efforts. For Angela Lief, he read her comments, noting that homeless shelters have no tolerance for alcohol so the homeless population will be turned away and end up back on the streets or in the emergency rooms. The unintended consequences will cost taxpayers thousands of dollars a year in ambulatory service, emergency room visits, assistance from the Las Vegas Metropolitan Police Department, incarceration and a nuisance to the tourist industry. Establishing these types of centers with such services would not only save Las Vegas money, but may also encourage these individuals to seek substance abuse treatment and housing services they may not otherwise obtain.

MAYOR GOODMAN was informed by MR. LAVIN that the facility will have 52 beds based on State statute; provide assessment, residential care, testing and outpatient services; implementation of the Outpatient Program and a detoxification program; and internships for UNLV students.

COUNCILMAN COFFIN recognized Westcare's reputation and the need for this type of facility. The Councilman was also aware of the Latin Chamber of Commerce's support of the request.

MAYOR GOODMAN declared the Public Hearing closed for Items 75-78.