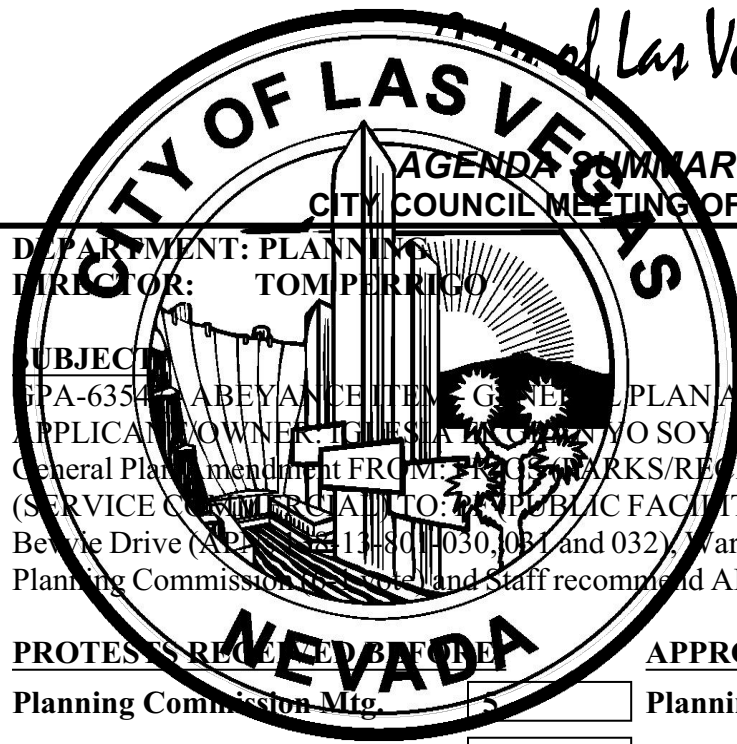




City of Las Vegas

Agenda Item No.: **59.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 1, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: GPA-63547 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: IGUESIA M. GONZALO SOY (For possible action on a request for a General Plan amendment FROM: PUBLIC WORKS/RECREATION/OPEN SPACE) AND SC (SERVICE CENTER) TO: PUBLIC FACILITIES) on 0.80 acres at 4955 and 4965 Beverly Drive (APNs: 13-801-030, 031 and 032), Ward 5 (Barlow) [PRJ-63446]. The Planning Commission 6-1 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 (6-1 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
3. Supporting Documentation - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
4. Photo(s) - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
5. Justification Letter - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
6. Backup Submitted from the May 18, 2016 City Council Meeting
7. Submitted at Meeting Support Petition by Edgar Montalvo for GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
8. Back up Submitted at the April 12, 2016 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 59-62.

CITY COUNCIL MEETING OF: JUNE 1, 2016

EDGAR MONTALVO appeared on behalf of the owner, and DAVID CEDENO appeared on behalf of the church. MR. MONTALVO explained that the property had been abandoned for seven years. After seven years, the property was cleaned up with the intent to combine the three lots and convert them into a place of worship. With regard to the waiver request to not install the half-street improvements, he noted that there is a church across the street, in Clark County jurisdiction, that was not asked to put in half-street improvements. He also explained the various waivers being requested regarding the landscape buffers. This is a rural estate area with no sidewalks or lights, and the neighbors have expressed that they do not want any improvements put in; they want to maintain the rural lifestyle.

MR. CEDENO submitted for the record the signatures of support he obtained from the neighbors. He reiterated that they wish to keep their rural lifestyle.

PETER LOWENSTEIN, Planning Section Manager, stated staff supports the Rezoning and General Plan Amendment because it will bring the site into a compatible designation and clean up the multiple parcels, but staff does not support the waiver request regarding the half-street improvements.

Referring to the zero-foot setback, MR. MONTALVO confirmed for COUNCILMAN BARLOW that this was a Nevada Energy easement. With regard to the landscaping, MR. LOWENSTEIN stated that the buffer requests with regard to the Nevada Energy easement were minor in nature as cars should have enough room to maneuver with or without the landscape buffer. However, the northern property line where a four-foot landscape buffer is being requested, where 15 feet is required, and not providing half-street improvements were of a greater concern to staff.

MR. LOWENSTEIN confirmed for COUNCILMAN BARLOW that the half-street improvements would consist of curb, gutter, sidewalk, lights and roadway. He also confirmed that half-street improvements exist on the commercial property adjacent to the eastern side of the subject property and to the northeast. As the development is not residential in nature, it needs to comply with commercial development standards.

MR. MONTALVO pointed out the commercial property where half-improvements existed, noting that they were on the corner property only. COUNCILMAN BARLOW wondered about the possibility of requiring the curb, gutter and sidewalks on the parcel but eliminating the streetlight requirement. BART ANDERSON, Engineering Project Manager, noted there was an existing streetlight on Bevvie Drive immediately east of this parcel, but the Council had the discretion to approve the waiver of streetlights in order to preserve the rural nature of the area. He also commented that depending on the condition of the asphalt, the half-street improvements relating to the roadway could consist of repaving to the center of the street or tying into what was already there.

After COUNCILMAN BARLOW asked for help crafting a motion, MR. LOWENSTEIN and MR. ANDERSON read into the record the amended conditions relating to the Site Development



Agenda Item No.: **59.**

CITY COUNCIL MEETING OF: JUNE 1, 2016

Plan Review with regard to the buffers and the Waiver relating to the streetlights.

COUNCILMAN BARLOW restated all conditions to which MR. MONTALVO agreed.

MR. ANDERSON confirmed for MR. MONTALVO that pan-style driveways are acceptable as long as they accommodate American with Disabilities Act requirements.

MAYOR GOODMAN declared the Public Hearing closed for Items 59-62.