



City of Las Vegas

Agenda Item No.: 42.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: ZON-74058 - REZONING - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER SULLIVAN - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE) on 0.18 acres at 332 S. Millard Avenue, APN 138-36-210-008, Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
2. Conditions and Staff Report - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
3. Supporting Documentation - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
4. Photo(s) - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
5. Justification Letter - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
6. Support Documentation Not Vetted - Telephone Log (1) for ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
7. Submitted after Final Agenda Support Postcards for ZON-74058 and VAR-74059 [PRJ-73988] and Support Documentation Not Vetted Comment Forms (33) for ZON-74058, Comment Form (1) for ZON-74058 and VAR-74059 [PRJ-73988] and Comment Forms (18) for ZON-74058 and VAR-74059 and SUP-74060 [PRJ-73988]

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-VICKI QUINN)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 42-44.

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STEVE SWANTON, Sr. Planner, reported that the applicant is proposing a two-bed birthing center with overnight care. The use is classified as a Hospital, which has prompted a request to rezone to Office. The Office zoning district would allow for future development that may not be harmonious with the adjacent parcels in the Professional Office and Parking District that is established on the east side of Jones Boulevard and would not be compatible with adjacent residential properties to the east.

The current lot width and side yard setbacks are not consistent with the Office zoning district as the lots along Jones Boulevard originally contained single family dwellings and are intended to maintain compatibility with the adjacent single family properties to the east. Furthermore, the Hospital use allows for overnight care and 24-hour activity, which is too intense for this area; therefore, staff recommended denial of all items. Additional support documents were submitted after publication.

DOUG RANKIN appeared on behalf of the applicant. He stated that the land use along Jones Boulevard is designated for Office and Service Commercial, and he pointed out the subject location on a map. Their requested zone change is in conformance to the land use recommendation use of Office along this corridor. The Professional Office and Parking) zoning along Jones Boulevard has not fully developed, which makes a zone change appropriate at this location. MR. RANKIN explained that there is no direct access to the residential to the east, and they are separated from the west by Jones Boulevard. The proposed zoning is consistent with many policies of the 2020 Master Plan, which he reviewed.

MR. RANKIN explained that the setbacks are due to existing situations as it was converted from a single family home in 2003. They are not expanding the building. MR. RANKIN reviewed the floor plan, which includes two birthing rooms. The site has eight parking spaces where three are required.

APRIL CLYDE stated that she is a women's health Nurse Practitioner and Nurse Midwife, and she received her nursing degree from UNLV (University of Nevada, Las Vegas). She has been delivering babies in Las Vegas for the past 20 years and has attended over 3,000 births during her career. She worked as a labor and delivery nurse and nurse midwife in hospitals, and opened her own practice delivering babies at residents' homes 12 years ago. The volume of clients would be small as most clients would opt to birth in their own homes; however, this would be available for women whose homes are not a good option, and this would be Nevada's first freestanding birth center. MS. CLYDE added that she has visited with the surrounding neighbors and has only received positive feedback.

CLARISSA LUNA appeared in support as this provides additional birthing options for the community.

ALICIA REVZIN also appeared in support as this provides options for families to be more involved in their birth journey.

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COMMISSIONER TOUSSAINT thought this was needed and is a great project. She was in support.

CHAIR CHERRY was in support. He thought there was plenty of parking and that this would not be an intense use.

COMMISSIONER SCHLESITMAN concurred and noted that everything in the neighborhood was zoned either Professional Office or Office.

See Items 43 and 44 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 42-44.

