



City of Las Vegas

Agenda Item No.: 42.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: GPA-74265 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: FAMILY PROUD OF LAS VEGAS - For possible action on a request
for a General Plan Amendment FROM: MIA (MEDIUM LOW ATTACHED DENSITY
RESIDENTIAL) TO: CC (GENERAL COMMERCIAL) on 0.34 acres at 1437 Miller Avenue
(APN 139-21-510 - Ward 5) (Created: [PRJ-73662]) Staff recommends APPROVAL.

C.C.: 11/21/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

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City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-74265, SUP-74267, SUP-74268 and SDR-74266 [PRJ-73662]
3. Supporting Documentation - GPA-74265, SUP-74267, SUP-74268 and SDR-74266 [PRJ-73662]
4. Photo(s) - GPA-74265, SUP-74267, SUP-74268 and SDR-74266 [PRJ-73662]
5. Parking Analysis by Lochsa Engineering - GPA-74265, SUP-74267, SUP-74268 and SDR-74266 [PRJ-73662]
6. Justification Letter - GPA-74265, SUP-74267, SUP-74268 and SDR-74266 [PRJ-73662]
7. Submitted after Final Agenda - Revised Map and Protest/Support Postcards

Motion made by BRENDA J. WILLIAMS to Approve

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 42-45.

COUREY STEWART, Planner II, stated that the proposed development consists of a multi-purpose building to be utilized as a Transitional Living Facility and Resource Center for homeless families. It is compatible and sensitive to the adjacent development in the subject area. A submitted Parking Demand Analysis concluded that the proposed 15 parking spaces are more

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than adequate to serve the proposed facility. Staff recommends approval as all other requirements of Title 19 and the West Las Vegas Area Plan are met. Additional letters of protest and support were received since publication.

ANNE JOHNSON, representing the applicant CLAUDIA WIDHALM and TERRY LINDEMANN were present. Ms. JOHNSON thanked staff for their assistance. She explained that Family Promise of Las Vegas is a local non-profit that has operated locally for over 22 years. It is dedicated to helping homeless families achieve sustainable housing and independence through community response. Annually, 75 percent of families find housing in less than nine weeks thanks to Family Promise's intense support. She emphasized that this is a referral-only facility and has no intake off the street. They canvassed the neighborhood, and the response was very positive at the neighborhood meeting.

BEATRICE TURNER, West Las Vegas resident, said the group tried to open a F Street and Van Buren Avenue, but the West Las Vegas community adamantly opposed it. She offered paperwork showing they tried to purchase the property to adjoin their property for the construction of a barber school. Therefore, they are opposed to rezoning the property to accommodate this request, especially with all the social services already in the area. They prefer commercial zoning for the site. She insisted on bringing social services in communities other than West Las Vegas. She expressed her strong opposition.

BYRON ROYAL, lifelong West Las Vegas resident and owner of three commercially zoned properties in the area, objected to the project because he did not feel it will be good for his community. He said he opened the barber school in the community and is a barber instructor. He has been eyeing the property since 2008 to add to his investment in the area. He opposed bringing more homeless services to West Las Vegas, which is a historical community. CHAIR CHERRY interjected that the Planning Commission is tasked with consideration of land uses.

MS. LINDEMANN commented that they would like to open in the area because most of their clients are from the 89106 zip code. There are over 20,000 children in Clark County schools that are homeless, which means an estimate of over 6,000 families are on the verge of homelessness in this community. All the nonprofits are trying hard to find homes for families in need.

COMMISSIONER WILLIAMS observed that the request is to change MLA (Medium Low Attached Density Residential) to GC (General Commercial), and she has not received any complaints from anyone other than MS. TURNER and MR. ROYAL. She supported the project because she believes the area is in need of transitional housing.

See Items 43-45 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 42-45.