



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

BEYANCA - VAR-67949 - MARIA E. PUBLIC HEARING - APPLICANT/OWNER:
SAMARITAN HOUSE, INC. For possible action on a request for a Variance TO ALLOW SIX
PARKING SPACES WHERE THERE ARE REQUIRED on 0.19 acres at the northeast corner
of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow)
[PRJ-67708]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
2. Conditions and Staff Report - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
3. Supporting Documentation - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
4. Photo(s) - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
5. Justification Letter - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
6. Neighborhood Meeting Briefing submitted by Samaritan House Inc. - VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
7. Support Postcards for VAR-67949 and VAR-69804 [PRJ-67708] and Support Letters for VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]
8. Submitted at Meeting Support Letters for VAR-67949, VAR-69804 and SDR-67950 [PRJ-67708]

Motion made by CEDRIC CREAR to Approve subject to conditions

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

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN

SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

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NOTE: COMMISSIONER ROUSH disclosed that she has known RUSSELL A. SWAIN, property owner, for several years, and although their relationship is not a close one, he contributed to her campaign for City Council; however, she did not believe her independence in judgement would be compromised, therefore she would vote on Items 15-17.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 15-17.

STEVE SWANTON, Sr. Planner, reported that Items 15-17 have been held in abeyance three times by the applicant. Since the 6/13/2017 Planning Commission meeting, the applicant has revised the site and landscaping plan to add trees in front of the building and to make facade changes on the south and west elevations to give the building more of an office appearance, which is appropriate for the proposed meeting and activity space.

Staff remains opposed to the development as proposed, as the site cannot adequately accommodate a building of this size along with the required number of onsite parking spaces, without need for vehicles to back out into the public right-of-way. The hardship is therefore self-created, and staff recommended denial of all requests.

ARNOLD STALK appeared with KATHY MASON from the Samaritan House. MR. STALK read into the record the Samaritan House's intent which was to assemble a 3,000 square-foot steel building for activities and meetings in addition to six parking spaces instead of 11 with three spaces that back out onto Adams Avenue. The structure would serve as a 12-step recovery meeting space for the residents of the Samaritan House which is located directly across the street from the parcel. No residents would be living on the property as it is intended for meetings and activities only. The building would be owned and managed by the Samaritan House management, and the hours of operation would be from 8:00 a.m. to 9:00 p.m. There are no existing similar uses owned or operated by the Samaritan House, and there is no State-specific license for this use. The proposed development is compatible with adjacent developments within the area and the Samaritan House. Six parking spaces and one handicap parking space have been provided, and all structures comply with the Americans with Disabilities Act (ADA) requirements. All exterior lighting is directed down as to not flood into the existing parcels. A neighborhood notice was given with no one in attendance. He submitted for the record three support letters and asked for the Commission's approval.

MR. STALK felt the Samaritan House is a gem in the city and is a place of recovery and sobriety. He has had very close family and friends that have recovered there and have maintained long-term sobriety.

COMMISSIONER CREAR visited the site and applauded the applicant for trying to improve the neighborhood. He was in favor of the application.

COMMISSIONER QUINN commented that MR. STALK has a reputation for success, and she looked forward to the project.

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CHAIR SCHLOTTMAN appreciated the changes to the site plan.

COMMISSIONER CHERRY stated that normally he does not approve of applications that have cars backing into a right-of-way. He saw the hardship with the dead end and the low amount of traffic; therefore, he was able to see past the backing into the street. He would support the application.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 15-17.

