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MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 26, 1979

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CALL TO ORDER: A Special Meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Swessel in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Kennedy

EXCUSED: Mr. Miller and Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Community Planning & Development
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Recording Secretary

ANNOUNCEMENT: MR. FOSTER stated that the agenda for this Special Meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

NEW BUSINESS:

1. PROPOSED LAND USE PLAN - SPECIAL ACTIVITY CENTER

ABEYANCE

Proposed Land Use Plan for the Special Activity Center Area bounded by Alta Drive, Highland Drive, Charleston Boulevard and Rancho Drive depicting the expansion of the medical facilities and private developments in the area, and indicating the proposed transition areas.

MR. FOSTER stated that this item was held in abeyance from the August meeting for a special meeting for this item only. This is a master plan for the area based on land use. There will be no zoning changed as a result of adopting this plan. However, this plan will serve as a guide to help determine the future zoning pattern.

The various medical facilities in this area have been expanding quite rapidly and have been acquiring a large number of properties. This activity has changed the character of the area to the point that the Planning Commission and City Commission felt it should be studied to determine future land uses. Staff has, therefore, come up with a land use plan for discussion purposes.

The proposed plan was described and Mr. Foster further stated that a map had been sent to each of the property owners in the area which outlines the future expansion of the four major facilities in the area. The land that

is currently owned and the land proposed for acquisition is set forth. This plan will not result in the parcels being acquired, it only shows what is intended to be acquired. All public agencies have eminent domain powers and can acquire these properties at their discretion. Valley Hospital is a private business that can only negotiate to acquire land. The transition areas shown on the plan indicate the land use is proposed to change from what it is now to some other use. Most of these areas are R-1 or R-E and could possibly change to P-R, apartment zoning or some other zoning pattern that is unknown.

Prior to the last hearing, it was pointed out that the City had received a petition with about 17 names from property owners in the area of Tonopah Drive and south of Pinto Lane. These people felt they would like to have their property designated as a transition area. From a staff standpoint, it is felt the area indicated as future single family residence should be retained for that use. It is also felt that the City has provided adequate protection for the residents along Valerie and Rose Streets that abut Valley Hospital so there would be less adverse effects and the properties could be used for residential purposes. Valley Hospital has indicated to the City by letter that it does not intend to expand beyond Rose or Valerie in this area.

The Planning Commission has notified the property owners to obtain input and comments on this plan which will determine if the property owners are in agreement or if it is felt that some areas should be given a different designation and the reason for the change. This will be taken into consideration by the Planning Commission which will present a recommended plan to the City Commission. The City Commission will be adopting the plan with any necessary modification. The property owners can present their feelings to the City Commission also.

CHAIRMAN SWESSEL asked if anyone was present from Valley Hospital, NIC or Southern Nevada Memorial Hospital.

MR. JONES stated that a representative of NIC had been present at the last meeting and had stated representation would be present at this meeting.

DON DAVIDSON, representing Valley Hospital, stated the only comment from Valley Hospital is with regard to the area west of Rose, east of Tonopah and south of Pinto, which is designated as residential. In looking at the long range plan (25 years), this area would probably be medical and it should be designated as a transition area. This would be best from the hospital's point of view.

MRS. COLEMAN asked if he felt the residential area should be limited.

MR. DAVIDSON replied no, that three-fourths of the area is already medical.

MRS. COLEMAN stated that with regard to the energy situation, it would appear that the major facilities would employ a lot of people and that they should live close enough to walk to and from work. If residential is not supplied, there will be a great traffic problem.

MR. DAVIDSON stated that if the single family were changed to comply with this, that perhaps something should be thought of other than single family, perhaps, high-rise apartments.

MRS. COLEMAN stated that the multi-family area should be contained.

PETE BARBUTTI, 716 Rose Street, stated that most of his neighbors in the area feel they have been squeezed out by Valley Hospital and that they do not want to be trapped into R-1. He added that he personally would like to remain R-1, but that he would comply with the wishes of the neighborhood. He added that a lot of stipulations imposed on rezonings by the Planning Commission had not been adhered to by Valley Hospital, and unless Valley Hospital puts up some type of buffer as promised, this will look like an industrial neighborhood.

CHAIRMAN SWESSEL suggested that possibly R-2 would be acceptable.

MR. BARBUTTI replied not for him, but that he did not blame the neighbors for their feelings. He then described the current status of Valerie with regard to its recent paving and added there is 26" difference in height between the two halves of the street. He said that large mature trees that were to be planted by Valley Hospital, as stipulated by a rezoning, looked more like carrot tops.

JACK KENNEY, 2330 Abarth, stated he serves on the NIC Citizens Advisory Council, and would continue to serve for the next eighteen months in this capacity. One of the items on this Council's next agenda is a use review of NIC land purchases. He added they may try to consolidate this with the State Rehab facilities. Even though there is a plan, they may not stick to it. Anything that is now in the works will be reviewed by this nine member Council.

MR. JONES asked if the homes that had been purchased by NIC, once they are vacated, will they be put to use.

MR. KENNEY stated he would like to see them occupied and the neighborhood kept up, but that he could not formally commit to this.

MR. JONES asked if NIC had any concrete guidelines with regard to their overall plan.

MR. KENNEY replied there is an overall plan, but NIC has not kept up with any time line and that NIC is still buying land piecemeal. NIC now has approximately 13 acres of land and these facilities are not used to the maximum. He added that Mr. Hancock of the State Public Works Board has stated NIC is the only agency that he does not have a handle on.

PATRICIA TEMPLE, 1684 West Carraro, stated that at the last meeting the matter of purchasing property on Desert Lane and building themselves had been brought up, and it had been stated that they could go residential. After that meeting, they visited the NIC building the very next day and were taken on a tour. They were shown a building plan of the NIC complex. She asked when they would know what the area would be.

MRS. COLEMAN stated that no one could give her a time table. She added that she and her husband had been dealing with NIC for three or four years.

MRS. TEMPLE asked if a commitment could be obtained from NIC.

CHAIRMAN SWESSEL stated evidentially not and that Mr. Kenney had said he was under the impression that NIC would not purchase more land.

MRS. COLEMAN stated that the Legislature had given NIC condemnation rights and after that, it is kind of a moot point.

MRS. TEMPLE asked if there was someone they could get hold of to find out the status.

MR. KENNEY stated that is the reason for the Review Committee. No one at NIC knows what is going on.

MR. FOSTER suggested that Carvell Rose be contacted at the State Building on Sahara.

MRS. TEMPLE stated that she hoped before the Commission made a decision of any kind, that some type of concrete information could be obtained from NIC and the others.

J.W. COACHES, 907 South Tonopah Drive, stated he owned one of the seven homes to be purchased by SNMH and that he was trapped already.

CHAIRMAN SWESSEL stated it looked that way.

MR. FOSTER stated that according to representatives of SNMH, they did intend to acquire those properties as soon as funds were available.

EVELYN ACQUIRE PEHLPS, 907 Tonopah Drive, commented on the houses that are bought and then torn down. There is a problem with noise, dust and pollution from the demolition and the properties are not watered as promised. She added they had been given a ridiculous offer which would not replace their current homes. She asked if there were any alternatives available with regard to the offer.

MR. FOSTER stated this is a private matter between the Hospital and the property owners and that the Planning Commission had no authority to intervene and that if it goes to court, everything will be taken into consideration and the judge will make a determination.

CHAIRMAN SWESSEL asked Mr. Foster and staff to proceed to do something about the dust problem.

MR. FOSTER stated that this was something that perhaps the Building Department could handle.

FERN BENSON, 1701 Kenyon Place, asked what the County property located to the south of her property would be developed as.

MR. FOSTER replied the property is the County Morgue facility and the area to the east is proposed for a parking lot, but this will not be improved until funding is available. The County had applied for a use permit for a parking lot, but that application was withdrawn.

MRS. BENSON stated she would like to have her property designated as a transitional area.

MARILYN WESTFALL stated she owned three lots to the west of Mrs. Benson. She asked what the time period for development is.

MR. FOSTER stated that with regard to the area around the morgue and Health District, the County had indicated they had no particular master plan. However, some County staff members felt that these properties would be acquired.

MRS. WESTFALL stated she was contemplating doing something with her lots.

MR. FOSTER stated that she could proceed.

SAM LOFLER, 612 South Tonopah Drive, stated he should be included in the transition area and that it would seem

more normal to designate the area block by block rather than hopscotch around. He added that he lives 60' from a professional zone on South Tonopah, and that there is a lot of traffic on Tonopah during the daytime. Further, the neighborhood is not residential and that ten years from now, this neighborhood should be squared off so people could sell at reasonable prices.

RUBEN ALBA, 517 Shadow Lane, stated he lives behind the Coroner and that he has R-1. He asked if he could put anything else in there.

CHAIRMAN SWESSEL stated that Mr. Alba's property was shaded as a transition area. He added that Mr. Alba may be R-1 now, but that down the road, the County may acquire the whole block.

MR. ALBA asked if his property could go professional.

CHAIRMAN SWESSEL repeated that this is a transition area and that if Mr. Alba brought something acceptable before the Commission, it would probably be looked at with favor.

A.H. MAINOR, 611 South Tonopah, stated there are 15/20 families who live in this area and none of them work at the hospitals. He added that his taxes have gone up and the residential quality of life has done down. Also, the traffic has increased greatly.

JEWELL MAINOR, 611 South Tonopah, stated that the people in the area are concerned and that it was felt the neighborhood would become professional or commercial. She added she agreed with the comments of Mr. Davidson from Valley Hospital. She added if the whole area is not made transitional, they would have to come in and try to change the zoning. The homes are too big and the land is worth too much to be used for anything but commercial and if this is not done, they would eventually be landlocked.

BILL BOWDEN, 515 Rose Street, stated they are now a buffer zone for everything else. He added he would love to keep it R-1, but if there is going to be a transition area, it should take in everything, from Rancho to Highland and from Charleston to Alta.

JOHN VAUSS, 1916 Pinto, stated he would like to be considered as a part of the transition area.

DR. LLOYD CLARK, 2025 West Hastings, stated he has applied for P-R and thought he should be allowed to have it.

CECIL FREDDY, 2017 Pinto, stated the proposed plan was spot zoning and that it should be all or none.

MRS. COLEMAN stated if the entire area was included, this would effect abutting property owners to the area and that they would have to be considered also.

BILL BOWDEN stated the transition area goes to Rose and Rancho already.

MRS. COLEMAN stated no, that it stops at Palomino.

CHAIRMAN SWESSEL stated he would like to study the proposal some more.

MRS. PHELPS asked if it was possible for each of the property owners in the Tonopah/Hastings area to have their property zoned to P-R.

CHAIRMAN SWESSEL stated that applications could be made, but he did not know if they would be approved.

MRS. COLEMAN stated that just because some houses were included in the outline, it did not mean the property owners had to wait for them to come. The property owners could apply for a zone change and develop. The Planning Commission can consider any compatible uses for the properties.

CARRIE PARTRIDGE, 2011 Pinto, asked if the neighbors rezoned their property, would her taxes go up. She stated that Pinto has a lot of traffic and that the sewers are not adequate. If new streets and sewers go in, will the property owners have to pay for them.

CHAIRMAN SWESSEL stated they would probably not have to pay for repaving of the street.

MR. FOSTER stated that if the property next door is rezoned, it is possible their taxes would go up after the area is reappraised.

MRS. COLEMAN stated she did not think people should be taxed on the possibility of rezoning. The people would have a good argument if it did, that their tax is based on commercial use but the use is still residential.

MRS. LOFLER stated that some of the people in the area are just interested in the area by SNMH and were not interested in the rest of the area.

MRS. COLEMAN stated that the Planning Commission tries to do what is good for the entire community, and that it would try to protect the home owners who are still there. She added that everyone is affected and should be concerned.

JEWELL MAINOR stated that a show of hands should be taken from the property owners who had signed the petition asking to be placed in the transition area.

MR. FOSTER stated that the petition contained 17 signatures and the area included approximately 22 properties.

Eight persons were present in the audience who had signed the petition in question.

MRS. COLEMAN explained the procedures taken by persons living on West Charleston previously, when it was realized the area would become transitional to commercial. She suggested to those present to consider the same type of procedures. She added she would like additional time to work on the plan as proposed by staff.

CHAIRMAN SWESSEL stated that good input had been received from the property owners and that he would like to work on it also for a time.

MRS. COLEMAN asked Mr. Davidson if among Valley's employees, were there any requests for housing that is closer to the hospital.

MR. DAVIDSON stated there are some employees who live in the area; however, the majority live all over the Las Vegas Valley. He added there may be some individuals who could not afford to drive to work; however, he felt this would not make much of an impact. With the cost of gas going up, perhaps it will be different. If the residential density is increased, the parking problem will also be increased.

MR. KENNEDY explained the various phases of SNMH's master plan and stated that eventually the old buildings would be eliminated and those areas would be available for parking.

MR. JONES stated that because of the severity of the entire plan, he would therefore make a motion this item be tabled until the October 11, 1979 meeting, for a final decision.

Motion carried unanimously.

CHAIRMAN SWESSEL stated if the plan is adopted, it would not change any existing zoning and that the property owners would still have to make application for rezonings.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:14 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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SPECIAL MEETING

AGENDA

CITY PLANNING COMMISSION NEVADA STATE LIBRARY
SEPTEMBER 26, 1979

1. PROPOSED LAND
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