



City of Las Vegas

Agenda Item No.: 97.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15371 AND VAR-15373

SDR-15373 - BEYANCE ITEM PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBROOK CRES. LLC ET AL. - Request for a Site Development Plan review and waiver of Planning Department Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-20-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone (PROPOSED: 30 Medium Density Residential), Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Revised Plan by staff
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 17

Motion made by GARY REESE to Approve subject to conditions, amending Conditions 3 and 4 and adding the following condition as read into the record:

3. All development shall be in conformance with the site plan, landscape plan (date stamped 09/15/06), and building elevations (date stamped 11/13/06), except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a five foot wide landscape buffer along a portion of the north property line where six feet is required; to allow a three foot wide landscape buffer along a portion of the west property line where 15 feet is required. In addition a Waiver is hereby approved to allow no trees in the parking lot landscaping area where 13 are required and to allow 34 trees in the perimeter landscape buffer where 59 trees are required.

CITY COUNCIL MEETING OF: November 15, 2006

A. Construct half-street improvements, including appropriate overpaving, on Paniflow Street and Mcknight Street adjacent to this site and Assessor's Parcel Number 139-25-410-020 concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

Minutes:

Under Items 82, 83 and 84, MAYOR GOODMAN disclosed that he would abstain from voting, as he and Attorney Jay Brown own property on West Charleston Boulevard.

See Item 95 [ZON-15371] for all related discussion.