



City of Las Vegas

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING ON: JANUARY 3, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT
REZONING

ZON-17740 PUBLIC HEARING APPLICANT OWNER LARRY AND PATRICIA SCHEUSNER TRUST, GOULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST Request for a Rezoning FROM R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) and 38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-015 through 028 and 041 through 043), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 14

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745].

CITY COUNCIL MEETING OF: JANUARY 03, 2007

STEVE BIAGIOTTI, Real Estate Developer, stated he would like to build a 300-unit rent restrictive apartment complex in downtown on a three-acre site located at the northeast corner of 9th Street and Bridger Avenue. He presented elevations designs depicting a project with two levels of parking and four stories of apartments above. It will be a tremendous improvement to this area. The approval of variances are the same approved for the City Center apartment project. The only difference is that the proposed project is five feet higher and the trash enclosure will be screened.

TOM McGOWAN, Las Vegas resident, asked about the units' square footage and the rental fee. MR. BIAGIOTTI replied the units will range from 200 square feet to 399 square feet. The rent will be \$550 to \$669 and all utilities will be provided within that rent. MR. McGOWAN was impressed with the project.

JOSEPH HORD, 210 South 10th Street, stated that the amount of units proposed are too many for this parcel. He does not believe this is affordable, especially for those people who earn minimum wage. Parking will also be a problem. The project will be built in front of his property, thus eliminating the view of the Strip.

PAT SLYSNER, 2091 East Sahara, has owned property at 9th Street and Bridger Avenue since 1993 and has seen this area deteriorate. The proposed project will be an improvement for this particular area. In fact, the City Center Apartments already have made the area look better. People park on the street and the overall parking has been sufficient.

COUNCILMAN WEEKLY indicated that this is a sister project to the City Center Apartments. He spoke with RUSSELL SKELYS, who has a client interested in asking additional questions about this project. There is a need for affordable housing and Ward 5 is doing its part in addressing this issue. He requested to hold the items so that the issues can be resolved.

MAYOR GOODMAN declared the Public Hearing closed for Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745].