



City of Las Vegas

Agenda Item No.: 120.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
GENERAL PLAN AMENDMENT

CPA-20216 PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian). The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL and staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL and staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by LOIS TARKANIAN to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1
BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN D. ROSS); (Excused-OSCAR B. GOODMAN)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 120-125.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She stated the applicant is asking for a reduction in density, as well as a change in the product type from a multi-family condominium development to a single family detached development.

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ATTORNEY ALLEN pointed out the green space within close proximity of the proposal. She noted improvements to the open space within the development, including a tot lot and benches. She requested approval.

She informed COUNCILMAN WOLFSON that the detached almost zero lot homes would have a very affordable rate in the mid \$200,000 range.

JUANITA CLARK, Charleston Neighborhood Preservation, expressed concern with the lack of open space and opposed the density as it is unsafe and unhealthy.

JOE MAVIGLIA expressed concern about the use of the word affordable and argued that these units are not affordable.

COUNCILWOMAN TARKANIAN expressed her pleasure in the decrease in density and the price point for an infill piece. The attainable housing will be within reach for school teachers. She was satisfied that open space was provided and supported the project.

COUNCILWOMAN TARKANIAN discussed with ATTORNEY ALLEN that the gazebo would be located within the open space.

MAYOR PRO TEM REESE declared the Public Hearing closed on Items 120-125.

