

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SDR-23115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -

APPLICANT: INVESTMENT EQUITY DEVELOPMENT OWNER: MARGEL, LLC -

Request for a Site Development Plan Review FOR A TWO-STORY, THREE BUILDING, 35,050 SQUARE-FOOT OFFICE COMPLEX on 1.97 acres at the northwest corner of Lake East Drive and Lake Sahara Drive (APN 163-08-517-004), C-1 (Limited Commercial Zone, Ward 2 (Wolfson))

C.C.: 09/19/07

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Submitted after final agenda protest/support postcards

Motion made by DAVID STEINMAN to Approve subject to conditions

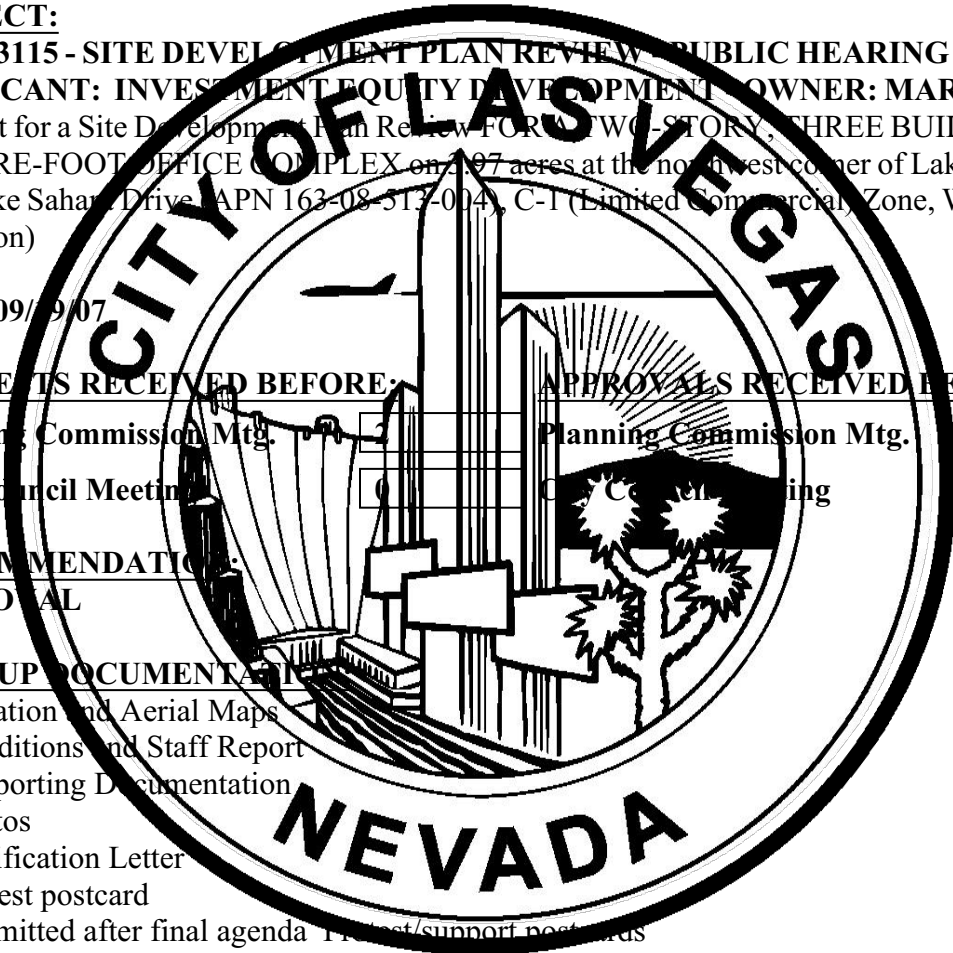
Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0

DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL; (Against-GLENN TROWBRIDGE); (Abstain-SAM DUNNAM); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER DUNNAM abstained as he has an open contract with Investment Equities.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.



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ANDY REED, Planning and Development Department, stated the application meets the City's zoning standards and recommended approval.

SUE GRAY, Perlman Design Group, 2230 Corporate Circle, appeared on behalf of the applicant. She described the site and displayed elevations of each building, noting the tower elements would be 35 feet in height with the main buildings' roof heights at 21 feet. Emphasizing the project meets all Code requirements, she agreed to all conditions and requested approval.

MS. GRAY informed COMMISSIONER TROWBRIDGE that she did not have any elevations depicting the visual relationship between this project and the adjacent five-story office building. COMMISSIONER TROWBRIDGE suggested that the neighboring homes would not be shielded from the proposed five-story building by this proposal.

CHAIRMAN DEWENPORT declared the Public Hearing closed.

