



City of Las Vegas

Agenda Item No.: 116.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT
REZONING

ZON-13854 PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a rezoning FROM R-L (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) WATER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 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 (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 06-28-07 Planning Commission Meeting Item 26

Motion made by STEVEN D. ROSS to Approve

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

RICKI Y. BARLOW, LOIS TARKANIAN, 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 Items 116-118.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, and SCOTT SWAMP, William Lyon Homes, were present. MR. CUNNINGHAM indicated that 10 neighbors attended a

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neighborhood meeting where they expressed their concerns about keeping the road that leads into their project rural. The applicant has agreed to that request, as well as providing ample open space with two pedestrian access points to Tule Springs Park. The applicant would rather give money to the City to invest in Tule Springs Park.

TOM McGOWAN, Las Vegas resident, asked how far the property is from the perimeter of Ward 6 and what percentage of land is zoned Rural Neighborhood Preservation. He supports the project and the good sense in retaining rural preservation.

TED RUSSELL, Las Vegas resident, supported the project.

MELISSA OHLSSON, 8300 North Bradley Road, asked what is planned for the horse trails and access to Tule Springs Park. MR. CUNNINGHAM replied the applicant is proposing to leave an area adjacent to the project on Coke Street, open so that horses can gain access. The other side of the street will be left rural without any curbs.

COUNCILMAN ROSS was pleased that the developer will contribute to Tule Springs Park, and this project will fit well into the valuable area.

BART ANDERSON, Public Works Director, recommended the deletion of Condition 22 on Item 118 as it is more appropriate on the tentative map, which will be coming before the City Council at a later date.

MAYOR GOODMAN declared the Public Hearing closed for Items 116-118.

