



*City of Las Vegas*

Agenda Item No.: 93.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
REZONING

ZON-19673 ABEMANCE ITEM - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. OWNER: COHEN 1969 TRUST - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD 25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 1.58 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0-1 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. Revised Plans submitted 06-12-07
6. Submitted after final agenda Revised plans for Items 93-95
7. Submitted at meeting Additional conditions by Attorney Jay Brown
8. Backup referenced from the 05-24-07 Planning Commission Meeting Item 30

Motion made by RICKI Y. BARLOW to Approve subject to conditions and amending Condition 5 as read for the record:

5. Construct incomplete half street improvements on Rowland Avenue adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and L-type curb; sidewalk installation shall be deferred and decomposed granite provided in the area where sidewalk would normally be placed. Installation of streetlights shall be deferred, however, exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer shall provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the

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Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (sidewalk) not constructed at this time on Rowland Avenue.

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 T. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 93-95.

On behalf of the applicant, ATTORNEY JAY BROWN, 520 South 4th Street, appeared with DAVID BROWN, Consultant/Engineer for the project. ATTORNEY BROWN noted that prior to COUNCILMAN BARLOW's appointment as Councilman and the applicant purchasing the subject property, the City had previously approved a similar 16-unit project. After holding numerous neighborhood meetings, the applicant chose to revise the site plan including additional open space. The applicant also agreed to additional conditions.

DAVID BROWN, 655 Paul Shade Court, advised the project's height was reduced from 35 feet to 33 feet with three-story units. The window footage has been reduced from 63 percent to just over 50 percent, making the structure more harmonious with surrounding buildings, particularly the neighborhood to the east. He then read the additional conditions into the record.

At MAYOR GOODMAN'S request, MARGO WHEELER, Director of Planning and Development, informed him that the amount determined is \$4.00 per square foot, and a condition could be imposed on Item 94 to reflect this.

TED RUSSELL, Las Vegas resident, stated it is an extremely attractive project and will be an asset to the community.

DONNA HOFMEISTER, 3093 Woods Drive, clarified the conditions read by MR. BROWN were already agreed upon for a previous project, which was a condominium development and not a for rent product. It was her opinion that the community did not need additional for rent products. ATTORNEY BROWN explained that the previous approval was for a multi-family development, which includes apartments or condominiums. Financing will play a part in the type of development, but the applicant would like to develop condominiums.

ATTORNEY BROWN commented that if the request was denied, the previous site plan approval can still go forward and apartments could be built. He viewed that there was little opposition at this meeting, as the proposal is a newer and better designed product.

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COUNCILMAN BARLOW thanked both representatives for their due diligence in meeting with residents. He appreciated additional meetings, as it allows an opportunity to resolve all issues, which reflects the little opposition present at this meeting. He expressed concern regarding the block wall on Rowland Street, as he desires to ensure the aesthetics are identical to the development to the south of this project.

BART ANDERSON, Public Works, read the amendment to Condition 5 on Item 93, to which ATTORNEY BROWN concurred with, including the additional conditions read by MS. WHEELER. MR. ANDERSON added that the amendment to Condition 5 would prohibit the applicant from installing streetlights.

COUNCILMAN BARLOW reiterated his appreciation for everyone working together to resolve concerns. Although the proposed density is somewhat higher than what he would recommend, he could still support the project as its design has improved from the previous one.

MAYOR GOODMAN declared the Public Hearing closed for Items 93-95.

