

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 25, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

GPA-24477 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -

APPLICANT/OWNER: MICHAEL VILLAGE LLC - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way (CPNs 133-24-305-001 and 003), Ward 5 (Barlow)

C.C.: 11/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

7

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

1

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda - Protest postcards, support petition and abeyance request for Items by Kummer Kaempfer Bonin, Benschaw & Eschano for 32-34
8. Submitted at meeting - Curtis Park Manor newsletter for Items 32-34

Motion made by STEVEN EVANS to Hold In Abeyance Items 32-34 to 12/6/2007

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

See Item 12 for related discussion.

COMMISSIONER TRUESDELL declared the Public Hearing open for Items 32-34.

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DOUG RANKIN, Planning and Development Department, stated the applicant is requesting to hold the items in abeyance to 12/6/2007. He recommended denial of the applications as presented because they constitute spot zoning and are incompatible with the surrounding neighborhood.

TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and invited the neighbors to meet with him to he could ensure they would be notified of the neighborhood meeting.

DAVID CLARK, 4950 Sawyer Avenue, appeared in opposition, stating it was inappropriate for the neighborhood and would set a dangerous precedent for the area. He also expressed concern with the project's impact on traffic and took issue with the notification process.

RON ASBURY, 4923 Sawyer Avenue, appeared in opposition and concurred with MR. CLARK. He expressed concern for safety in the area and also thanked COMMISSIONER EVANS for noting the applicant's related abeyance request.

FRANK BUNDR, 5119 Sawyer Avenue, also appeared in opposition and pointed out the neighbors who oppose this project. He requested that the notification radius be expanded so that more neighbors could attend the meetings and submitted a copy of the neighborhood newsletter for the record.

ANN MACMILLAN, 5353 Sawyer Avenue, appeared in opposition and pointed out the existing traffic problems in the neighborhood.

STACEY PENA, 4908 Lake Mead Boulevard, appeared in opposition and noted the existing commercial properties in the area, stating there was no demand for further commercial development.

DEANN STOUT, 4949 Sawyer Avenue, appeared in opposition and requested that a traffic study be conducted. She supported the abeyance request, stating it would give the neighbors additional time to gather more opposition.

SHAWN BUTTER, 1930 Michael Way, CATHERINE SCOTT, 5274 Sawyer Avenue, STEVE and NANCY McLAUGHLIN, 5300 Sawyer Avenue, ETHAN GARDINER, 2184 Michael Way, and PHILLIP JAEGER, 5328 Lake Mead Boulevard appeared in opposition and concurred with previous speakers. DAVID JOHNSEN, 5430 Reiter Avenue, appeared in opposition and supported staff's recommendation.

COMMISSIONER TRUESDELL stated his support for the abeyance request and COMMISSIONER EVANS concurred.

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COMMISSIONER DUNNAM assured the neighbors that he is concerned about their neighborhood. He observed that the subject property remained vacant, it would continue to come before the Planning Commission and would force the neighbors to return until something is developed. He suggested a consolidated effort by all parties so the property's development would be satisfactory to everyone.

COMMISSIONER TRUESDEL declared the Public Hearing closed for Items 32-34.

