

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ABEYANCE - GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)

C.C.: 01/09/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards and Protest Letter
7. Submitted after final agenda - Protest postcard and protest letter for Items 21 and 22

Motion made by STEVEN EVANS to Approve

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

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

Minutes:

VICE-CHAIRMAN GOYNES declared the Public Hearing open for Items 21-23.

DOUG RANKIN, Planning and Development Department, stated the proposed development is compatible with surrounding land uses and he recommended approval.

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SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the applicant. She agreed to all conditions and respectfully requested approval. She stated the applicant is proposing to tear down blighted apartments and build affordable housing for working families.

TOM McGOWAN, Las Vegas resident, expressed support after hearing the project's description.

DEIDRE GURAN appeared in opposition and related many problems with the previous apartments before they were closed. She also stated several concerns with the proposed project.

MS. BULLOCK briefly described the project and explained that two buildings would be rehabilitated while the remaining buildings would be demolished and replaced. She emphasized that a crash gate would be the project's only access to Monroe Avenue. She pointed out that four stories were necessary in order to make the apartments affordable and emphasized that these apartments would be for rent by working families.

VICE-CHAIRMAN GOYNES requested clarification of the reason why two buildings could not be demolished due to the use of federal funds. MS. BULLOCK explained that the applicant had received funds for the purchase of the property, but state funds were finite constraints as well as prohibition of buildings less than 50 years old. She clarified the location of the buildings and noted the four-story buildings would be located away from the single-family homes.

In response to further questioning by VICE-CHAIRMAN GOYNES, MS. BULLOCK stated the applicant would also be managing the apartment and noted the success of the adjacent apartment complex which was currently managed by the applicant.

COMMISSIONER TRUESDELL suggested that a development that interacted with the surrounding neighborhood would be preferable to this proposal. In response to COMMISSIONER TRUESDELL's question regarding offering a project that provided affordable homes for private ownership, MS. BULLOCK explained that was not an option due to the current cost of land. She also pointed out the applicant's successful development of several affordable housing projects.

VICE-CHAIRMAN GOYNES declared the Public Hearing closed for Items 21-23.