



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANEE - GPA-26009 - GENERAL AMENDMENT - PUBLIC HEARING -
APPLICANT: OWNER: BILPAR INVESTMENTS, LLC - Request to Amend a
portion of the Centennial Hills Sector Plan in the General Plan FROM: R (RURAL DENSITY
RESIDENTIAL) TO: R (RURAL DENSITY) 99 acres at the northeast corner of Bilpar Road and
Ternya Way (APN: 72-801-4011), Ward 6 (Ross)

C.C.: 02/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

Motion made by GLENN TROWBRIDGE to Approve

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

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 20 and 21.

FLINN FAGG, Planning and Development Department, stated that the proposed amendment
would change the land use and the zoning and, therefore, would be inconsistent with the
Centennial Hills Sector Plan. He noted that if approved, a site plan would be required at a later
meeting.

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JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant along with FRED WADE, 10080 West Alta Drive. MR. WADE explained that portions of the property are located in both the City and the County. He stated that professional offices that resembled the appearance of nearby residential would be a viable proposal. He explained the project would include the widening of Centennial Parkway and the improved landscaping would benefit the adjacent properties. Addressing the neighborhood meeting, MR. WADE noted that although only three individuals attended, they felt the Office Professional would be appropriate.

COMMISSIONER TROWBRIDGE noted that significant concerns were voiced by the residents in regard to a proposed daycare center. MR. FAGG clarified that a special use permit would be required to be heard at a Public Hearing and, at that time, the Site Plan and Elevations would be reviewed by the Commission.

COMMISSIONER TRUESDELL stated that although the single-story office development is appropriate, he expressed concern that, when the site plan comes back, there may be deviations from the office development.

COMMISSIONER STEINMAN asked whether the applicant had any concern with regard to the increase in traffic. MR. WADE explained that, in meeting with the residents, the concern was addressed and further discussed with the City and the County with regard to vacating the front portions of Bilpar Road in order to provide protection for those residents. MR. WADE also stated that the developer would be willing to accept a condition in that regard.

COMMISSIONER EVANS stated he met with the applicants representatives to discuss the proposed project. Realizing that there was no site development review plan, COMMISSIONER EVANS remarked that he was disinclined to move for approval of the GMA and Zoning applications without seeing exactly what would be proposed for the site including such features as architectural design and elevations.

CHAIR GOYNES emphasized that the applicant would still be required to have a special use permit. Acknowledging the comment, COMMISSIONER EVANS pointed out that although staff had urged the applicant to submit a Site Development Plan Review, they declined the request.

Prior to making the motion, COMMISSIONER TROWBRIDGE acknowledged the merits of COMMISSIONER EVANS comments agreeing that he too would prefer that all applicants submit site development plans with their applications.

CHAIR GOYNES declared the Public Hearing closed for Items 20 and 21.