



City of Las Vegas

Agenda Item No.: 22.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
**BEYANEE - RENOVICATION - PD-25974 - MAJOR MODIFICATION -
PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL -**
Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION (FROM MFM (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIAN DENSITY RESIDENTIAL) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs: 137-01-101-001 and 002, 137-01-201-001 and 002), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Nevada. **NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A REQUEST TO AMEND TABLES ONE (1) THROUGH FIVE (5) OF THE MASTER DEVELOPMENT PLAN.**

C.C.: 03/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	79	Planning Commission Mtg.	1
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 Postcards and Protest Letters
7. Submitted after final agenda Protest postcards, protest letter and protest email for Item 22 and protest postcards, protest letters and approval letter for Items 22 and 23
8. Submitted at meeting Support letter by Chris Barry for Items 22 and 23

Motion made by GLENN TROWBRIDGE to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS; (Against-DAVID STEINMAN, RICHARD TRUESDELL, VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-None)

PLANNING COMMISSION MEETING OF: February 14, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 22 and 23.

ANDY REED, Planning and Development Department, stated the proposal is not compatible with the adjacent single-family developments and recommended denial.

DAVE BROWN, 6554 Polishe Wade Court, appeared on behalf of the applicant. He explained the purpose of the major modification and the amendment of the previously approved Site Development Plan Review. MR. BROWN briefly reviewed the amount of open space, the increased parking, site lines and the architectural styling of the units.

LISA CZAJKA, 4323 Hollers Hill Street, represented seventy-seven homeowners of the Lone Mountain Association. Speaking on behalf of those residents, she stated their opposition to the proposed development. Being aware of the housing situation throughout the Valley, MS. CZAJKA challenged the applicants claim that the development would reach one hundred percent occupancy very quickly. When asked by COMMISSIONER DUNNAM whether the line of site display was an issue, MS. CZAJKA replied that there are other pressing issues that need to be addressed.

CHRIS DIDDLE, 10773 Buckermans Avenue, appeared in opposition. He felt that privacy would be an issue for the property owners whose residences back up against the proposed project. He was also concerned about property values and traffic congestion.

MICHELLE BACHMAN, 11440 Lyndale Support Drive, representing 148 residents, appeared in opposition. She stated that the proposal is inappropriate for the area with the end result being increased traffic and ruining the existing area currently used for recreational activities. She offered suggestions such as single-level twin homes or duplexes specifically for senior communities.

MARK CARR, 4532 Dawn Peak Street, noted that his subdivision was one of the original communities and is located south of the proposed project. He remarked that the subject property was originally zoned for 6 units per acre then it changed to 12 units per acre. With this application, the developer proposed to increase the densities once again. Agreeing with the comments previously made, he concurred with staffs recommendation for denial.

COMMISSIONER STEINMAN commented that the original visibility drawings were not compatible with the adjacent Lenoir-built homes. He believed the developer had made an effort to resolve some of the issues by moving the building so that the residents would not have to look at a huge structure against their rear walls. COMMISSIONER STEINMAN remarked that the developer would be required to construct half-street improvements as the development progressed.

COMMISSIONER DUNNAM stated he would not support the application based on the comments heard from the neighbors as well as the number of postcards received in opposition.

PLANNING COMMISSION MEETING OF: February 14, 2008

COMMISSIONER TROWBRIDGE commended the applicant for making significant adjustments to the original proposal. Although he believed that some of the comments from the residents were valid, a number of those issues would remain. With regard to public safety, the increased traffic burden on Cliff Shadows Parkway and the extension of Lone Mountain, he could not foresee immediate resolution.

CHAIR GOYNES declared the Public Hearing closed for Items 22 and 23.

