



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
**BEYANEE - RENOVICATION # 25892 - GENERAL PLAN AMENDMENT -
PUBLIC HEARING-APPLICATION NUMBER: SF INVESTMENTS, LLC - Request to
Amend a portion of the Centennial First Sector of the General Plan FROM: MLA (MEDIUM-
LOW ATTACHED DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL)
on 1.45 acres at the northeast corner of Lone Mountain Road and U.S. 95 (APNs 138-03-510-001
through 003, 023, 024, 025 and 031), Ward 4 (Brown)**

C.C.: 04/02/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	13	Planning Commission Mtg.	6
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/Support Postcards and Protest Letter
7. Submitted after final agenda Protest Postcards for Items 19 and 20, Protest Letter for Items 19-22 and Support Letters for Items 19, 20 and 22
8. Submitted at meeting Copies of correspondence by Robert Eagle for Items 19-22

Motion made by DAVID STEINMAN to Approve

NOTE: COMMISSIONER TRUESDELL abstained as his partner is a property owner within the notice area.

Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, VICKI QUINN; (Against-STEVEN EVANS); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-None)

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Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 19-22.

ANDY REED, Planning and Development Department, stated the requested densities are incompatible with existing development and are too intense for the site. He recommended denial of all applications.

BOB GRONAUER, 7300 Howard Hughes Parkway, appeared on behalf of the applicant and gave a brief overview and history of the property and its surrounding area. He stated the revised project was an improvement over the previously approved project as the setbacks and overall quality of the development had improved. MR. GRONAUER pointed out the areas where the setback variance was needed and added that the neighbor most affected supported the project. He noted the applicant has a legal hardship as the property is very narrow and oddly shaped and that the proposal followed the Code where it could.

ROBERT EAGLE, 4680 Balsam Street, appeared in opposition and expressed concern with the project's impact on Balsam Street's, particularly traffic and flood control. He displayed pictures of the subject property and submitted a letter regarding the flood study for the area. MR. EAGLE described the development of this area and his efforts to resolve flooding issues.

KEN ROGERS, 4668 Balsam Street, appeared in opposition and stated the developer had not kept any promises made to the public.

BEN GALLAGOS, 4661 Balsam Street, appeared in opposition, stating the proposed density was too intense for the area.

TODD FARLOW, 340 North 9th Street, asked the applicant to point out the project's open space.

In response to the flooding concern, MR. GRONAUER stated the development would internally handle its drainage needs and would improve the drainage for neighboring property. He explained that development of the property had been delayed due to litigation and that drainage issues would not improve until the property was developed. He noted that the revised site plan would limit vehicular access to Balsam Street, pointing out the previous site plan allowed access to Balsam Street.

CHAIR GOYNES observed that the applicant's request to vacate Balsam Street would improve the site. MR. GRONAUER informed CHAIR GOYNES that his office had become involved with the project in 2005, subsequent to its initial hearing before the Planning Commission. MR. GRONAUER also noted the project's open space areas and recreational amenities.

MR. GRONAUER informed COMMISSIONER DUNNAM that he did not know if the developer had the necessary permits to move earth as indicated by MR. EAGLE'S photographs.

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GINA VENGLASS, Public Works Department, assured the Commissioners that her office would investigate the matter.

COMMISSIONER TROWBRIDGE expressed his support, observing that the proposed development would address the neighbors' concerns and that the revised project was far superior to what had already been approved.

MR. EAGLE informed COMMISSIONER EVANS that the flooding on his property was the result of development in the area. CHAIR GOYNES suggested Mr. EAGLE work with the applicant to address his concerns.

COMMISSIONER EVANS expressed concern with flooding in the area. MS. VENGLASS explained that flooding would remain problematic, especially in rural areas such as MR. EAGLE'S neighborhood since there were no curbs and gutters to direct the flow of water. She stated that MR. EAGLE would benefit from the property's development because it would internally handle flood waters. She noted that flood problems would remain during construction.

COMMISSIONER STEINMAN suggested Balsam Street needs to be redesigned and CHAIR GOYNES noted that Balsam Street is in Clark County. COMMISSIONER STEINMAN expressed his support for the proposed development, which would be an effective buffer between the freeway and the residential neighborhood and would alleviate flood issues in the area.

COMMISSIONER DUNHAM expressed his support as the project would alleviate the flooding issues in the area by preventing storm water from draining across private properties.

CHAIR GOYNES declared the Public Hearing closed.

