



City of Las Vegas

Agenda Item No.: 23.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - GPA-28905 - GENERAL ZONING AMENDMENT - PUBLIC HEARING -
APPLICANT: OWNER: K&B HOMES NEVADA, INC., ET AL - Request to Amend a portion
of the Central Hills Sector Plan #2007-01-001 (DESERT RURAL DENSITY RESIDENTIAL)
TO: L (LOW DENSITY RESIDENTIAL) on 30.2 acres at the northeast corner of Iron Mountain
Road and Leon Avenue (APNs 25-01-402-001 thru 008), Ward 6 (Ross)

C.C.: 02/02/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	9	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 Postcards

Motion made by DAVID STEINMAN to Approve

NOTE: CHAIR GOYNES abstained as he owns property within the notice area.

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

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open for Items 23-26.

ANDY REED, Planning and Development Department, stated the proposed densities are not compatible with existing residential development and recommended denial of all applications.

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BOB GENZER, Genzer Consulting, and JOSH JOHNSON, GC Wallace Engineering, appeared on behalf of the applicant. MR. GENZER presented a revised site plan that reduced the number of lots and increased the lot sizes. He referenced the submitted elevations and floor plans and pointed out the location of the open space and the curvilinear streets.

STACY HENRY, 8820 Monte Oro Drive, appeared in opposition and requested that the development be consistent with the Residential Planned Development - 3 units per acre (R-PD3) zoning. He noted that the developer is a private developer and not KB Homes.

NICK UCHYN, 9020 Sawhill Pond Street, appeared in opposition and stated the project is not compatible with the neighborhood.

RICHARD and LORRAINE LENNARD, 5844 Panderosa Verde Place, JOAN UCHYN, 9020 Sawhill Pond Street, NOREEN and JEFF COULLAN, 8909 Monte Oro Drive, AVERT DAVIS, 8116 Monte Oro Drive, THERESA NOLAN, 9108 Sandstone Ravine Street, and ELVIN and LORETTA THOMAS, 8524 Monte Oro Drive, appeared in opposition and concurred with the previous speakers.

VICE CHAIR TROWBRIDGE observed that the development was proposing homes which would be compatible with existing homes in the area.

MR. GENZER acknowledged that KB Homes is no longer involved in the project and noted that he had previously informed the Commission that the trust owns the property completely. He pointed out the mix of densities in the area and that the project would not succeed at any lower density. He suggested that the project's setbacks along Coron Avenue be required to match the neighboring RPD-3 development.

MR. REED informed COMMISSIONER TRUESDELL that the applicant is proposing 3.91 units per acre and the R-PD 3 zoning allows 3.49 units per acre.

COMMISSIONER TRUESDELL expressed his sensitivity to the neighbors' concerns regarding the proposed density, but suggested the development would add value to the existing area. He supported the changes the applicant had made.

COMMISSIONER EVANS suggested the proposed density was compatible with the area, but questioned the applicant's choice of architecture. He also expressed concern with the lack of any discussion regarding sustainability. MR. GENZER explained that a different architectural style could have been interpreted as incompatible with the existing neighborhood.

COMMISSIONER QUINN complimented the project and thanked the applicant for integrating the Commissioners' requests into the proposal.

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COMMISSIONER DUNNAM stated he had met with MR. GENZER several times regarding this project. He noted the applicant had returned with a more creative site plan, but expressed his opposition as he supported the homeowners on the density issue.

VICE CHAIR TROWBRIDGE suggested limiting the project's density with an added condition and MARGO WHEELER, Director of the Planning and Development Department, explained that density would be controlled by the number of units presented in the site plan.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed for Items 23-26.

