



City of Las Vegas

Agenda Item No.: 35.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - SDR-2014 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICATION FOR THE CONVERSION OF A 50-UNIT APARTMENT COMPLEX TO A LOW-DENSITY RESIDENTIAL DEVELOPMENT on 0.83 acres at 322 South 7th Street (APN 139-34-710 - R-5 (Apartment) Zone, Ward 3 (Reese))

C.C.: 02/02/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS; (Against-VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated the development is parking impaired and does not meet minimum landscape standards. He recommended denial.

LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She noted that the owner is currently improving the property by bringing the building up to Code and increasing the landscaping. She acknowledged the potential parking issue with the site, but

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pointed out the site's access to public parking and multi-use trails. She added that one parking space per unit would be provided, agreed to all conditions and requested approval.

TEDDY RUSSELL, Las Vegas resident, appeared in support.

MS. SOROKAC promised COMMISSIONER QUINN that, while she did not know how many units would be provided for disabled patrons, she would get that information to her.

In response to COMMISSIONER EVANS' inquiries, MS. SOROKAC explained that the current renters had been informed regarding this potential condominium conversion and their responses were positive. She noted that the suggested purchase price would likely increase each tenant's monthly rent by a few hundred dollars. COMMISSIONER EVANS expressed his support, noting the property was located in a great area.

CHAIR CYNNE declared the Public Hearing closed.

