



**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANET - SDR-25776 - MIXED-USE DEVELOPMENT PLAN REVIEW RELATED TO ZONING 25776, 25778, 25775 AND SUP-5777 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Staff Development Plan Review FOR A PROPOSED 43-STORY MIXED-USE DEVELOPMENT INCLUDING 1105 RESIDENTIAL UNITS AND 179,860 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 101-FOOT SETBACK WHERE 150 FEET IS REQUIRED AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND FIVE FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue (APNs 162-03-801-011, 013, 014 and 099; 162-03-811-001 through 084), C-1 (Limited Commercial) Zone, R-PD25 (Residential Planned Development - 25 Units per Acre) Zone and SF-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone, SF-1 (Single Family Residential) Zone]

C.C.: 04/16/2008

PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	Planning Commission Mtg.	<input type="text" value="8"/>
City Council Meeting	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest letters, protest/support postcards, and telephone protests

Motion made by STEVEN EVANS to Deny

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

See Item 21 for related backup and discussion.

