



*City of Las Vegas*

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: JUNE 26, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANEE - GPA-20296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL  
VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan  
FROM: L (LOCAL RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres  
at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and  
003), Ward 5 (Barlow)

C.C.: 08/06/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	<input type="text" value="89"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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 Petition
7. Submitted at Meeting - Duplicate 73-Signature Protest Petition with Comments for Items 21-23 by William Dohme

Motion made by GLENN TROWBRIDGE to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,  
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

CHAIR GOYNES declared the Public Hearing open for Items 21-23.

## PLANNING COMMISSION MEETING OF: JUNE 26, 2008

DOUG RANKIN, Planning and Development Department, stated the requested General Plan Amendment and Rezoning applications are inappropriate for the area and recommended denial of all three applications.

BRETT PRIMACK, 1000 North Green Valley Parkway, and JORDAN PRIMACK, 871 Coronado Center Drive, appeared on behalf of the applicant.

BRETT PRIMACK gave the presentation and stated this project would bring needed medical services to the neighborhood. He stated that this project would be viewed separately from previous proposals and other projects in the area, noting that several neighborhood meetings had been held. MR. PRIMACK stressed that the neighbors' concerns had been addressed and the proposed project would not significantly increase the traffic, crime or trash in the area.

MR. PRIMACK gave a history of the development of Lake Mead Boulevard and Michael Way into major streets and argued that this development would benefit the community. He described the site plan and suggested it would be compatible with the neighborhood, pointing out the existing two-story buildings in the area. He explained that developing residential units on the parcel was not feasible and noted the many options that had been explored.

MR. PRIMACK pointed out that a traffic study had been performed even though it was not required. He stated the neighbors had not expressed opposition to the site plan and were opposed to the Commercial Zoning. He reiterated that the neighbors' concerns had been heard and requested that the zoning request be reduced to the Office designation. MR. PRIMACK concluded by stating that leaving the property vacant would be a travesty and agreeing to all conditions.

DAVID CLARK, 4250 Sawyer Avenue, appeared in opposition. He stated that spot zoning is inappropriate and the property should remain residential. He added that the profitability of the parcel was not the responsibility of the neighbors.

MARY BUNDRA, 5079 Sawyer Avenue, appeared in opposition to commercial and office zoning. She requested that the zoning remain unchanged and suggested that there is no need for more medical facilities in the area.

ANNE MACMILLAN, 5353 Sawyer Avenue, appeared in opposition and stated that it is not the responsibility of the neighbors to help the Primacks make money off the subject property.

FRANK BUNDRA, 5079 Sawyer Avenue, appeared in opposition and thanked the Commissioners for attending the recent neighborhood meeting. He pointed out that other professional development in the area is not being leased and also expressed concern with impact this project would have on property values.

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GERRY GOLDIN, 5001 Sawyer Avenue, appeared in opposition and stated the project is inappropriate for the area. He expressed concern with traffic congestion on Michael Way and speeding vehicles on Sawyer Avenue.

SHAWN BUTTER, 1930 North Michael Way, concurred with the previous speakers, stressing his desire for the property to remain residential.

WILLIAM DOHM, 4724 Lake Mead Boulevard, opposed to any other zoning besides residential and expressed concern that allowing this zoning will encourage further non-residential development encroachment into the neighborhood. He also thanked the Commissioners for attending the neighborhood meeting and clarified that the submitted petition requested that the vacant properties in the area remain zoned for residential.

JORDAN PRIMACK clarified that this project would consist of professional and medical offices with access to Lake Mead Boulevard. He pointed out the project has no waivers or variances and stressed that this project would not create additional traffic on Michael Way. MR. PRIMACK concluded by requesting to amend the applications to the Office designation.

In response to CHAIR ROYNES' questions, JORDAN PRIMACK explained that his properties are always for sale and always have development plans, stating that the subject property is in escrow pending approval of the applications.

COMMISSIONER DUNN acknowledged that the property is difficult to develop, but stated he could not support the proposed project. He suggested that an office project with substantial landscape buffering along Michael Way would stand a better chance of gaining his support. He also thanked the applicant for holding the neighborhood meetings.

COMMISSIONER TROWBRIDGE expressed his opposition as the proposal asks for spot zoning and is incompatible with the neighborhood.

COMMISSIONER STEINMAN stated his opposition, noting the neighbors' active and sustained opposition. He agreed that it would be spot zoning.

COMMISSIONER TRUESDELL thanked the neighbors for attending the neighborhood meeting and empathized with their opposition to this project. He also suggested the City needs a better way of addressing in-fill development and the desires of the neighbors. COMMISSIONER TRUESDELL pointed out other areas where office developments had successfully integrated into residential neighborhoods and recommended a different design which would address the neighbors' concern with height and traffic. He stated he could not support the project, given the neighbors' opposition, but expressed concern that the parcel may remain vacant for a long time, which would not help the neighborhood.

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COMMISSIONER QUINN thanked the applicants for inviting her to the meeting, even though she was unable to attend, and stated she could not support the project out of respect for the neighbors.

CHAIR GOYNES concurred with COMMISSIONERS DUNNAM and TRUESDELL that an office development could be successful on this site if it were designed properly and if it had the support of the neighbors. She thanked the neighbors for their participation in the development process.

CHAIR GOYNES declared the Public Hearing closed for Items 21-23.

