



City of Las Vegas

Agenda Item No.: 28.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2902 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARMONY 2, LLC, ET AL - Request for a Variance TO ALLOW 43,996 SQUARE FEET OF OPEN SPACE WHERE 50,004 SQUARE FEET ARE REQUIRED FOR A 70-LOT RESIDENTIAL SUBDIVISION ON A 0.52 acre site on the east side of Tonkinese Avenue and Hualapai Way (APNs 126-13-012 through 068), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (12)

C.C.: 10/6/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	2
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
6. Support Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 28 and 29.

PETER LOWENSTEIN, Planning and Development Department, stated the applicant was proposing to add 414 square feet to the existing lots as well as add two additional lots. He noted this request would reduce the projects amount of open space by approximately 12 percent.

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Because the applicant was not providing the required amount of open space while increasing the density, he recommended denial of both applications.

LAURA DREJA, 520 South 4th Street, appeared on behalf of the applicant. Using a photo displayed on the overhead, she noted that the site is bounded by a multi-use trail and a park. She explained that the developer would like to replace the open space entry feature with two additional lots and added that no lots in the development had been sold and staff had not received any opposition posters.

TODD FARLOW, 240 North 19th Street, expressed his opposition to the applicant's request to use public open space as a reason to increase density using their projects.

COMMISSIONER DUNNAM pointed out that the Residential Planned Development zoning was intended to provide flexibility in design to the developer. He stated that taking away open space results in a loss of flexibility. He emphasized the need for the Commissioners to look at the long term consequences of their decisions, noting the residents would have to live with this project. He expressed his opposition, stating that taking away the open space was inappropriate.

MS. DREJA informed COMMISSIONER TROWBRIDGE that the home sizes would be 1700-2200 square feet and cost approximately \$108 per square foot. He noted that this development would have a Home Owners Association. COMMISSIONER TROWBRIDGE observed that this development would help to create work force housing which was currently in short supply. He expressed his support, stating that the increased reduction in open space was justified. He noted the applicant would be required to pay for the in lieu of providing the required open space.

COMMISSIONER STEINMAN conferred with COMMISSIONER TROWBRIDGE, agreeing that having open space at the front entrance and the park within walking distance did not make sense. He expressed his support.

CHAIR GOYNES declared the Public Hearing closed for Items 28 and 29.