



Agenda Item No.: 27.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: GPA-37614 - GENERAL PLAN - MEDIUM DENSITY - PUBLIC HEARING -
APPLICANT/OWNER: A-TICIA, LLC AND ALEXANDER-TENAYA, LLC - Request to
Amend a portion of the Centennial First Senior Plan of the General Plan FROM: M (MEDIUM
DENSITY RESIDENTIAL) TO: HIGH DENSITY RESIDENTIAL on 13.06 acres at 7100
West Alexander Road (APNs 138-03-302-002 and 003), Ward 4 (Anthony). Staff recommends
APPROVAL.

C.C.: 05/19/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report for GPA-37614 and ZON-37615
3. Supporting Documentation
4. Photos for GPA-37614 and ZON-37615
5. Justification Letter
6. Protest Postcards for GPA-37614 and ZON-37615
7. Submitted after Final Agenda Protest/Support Postcards for GPA-37614 and ZON-37615

Motion made by GLENN TROWBRIDGE to Approve failed due to lack of super majority,
which is tantamount to denial

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

GLENN TROWBRIDGE, VICKI QUINN, RICHARD TRUESDELL, KEEN ELLSWORTH;
(Against-None); (Abstain-GUS FLANGAS); (Did Not Vote-None); (Excused-BYRON
GOYNES, STEVEN EVANS)

NOTE: COMMISSIONER FLANGAS disclosed his abstention due to his involvement in
litigation with one of the principles of the application.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 27 and 28.

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DEPUTY CITY ATTORNEY JAMES LEWIS advised that General Plan Amendments are required under State law to have a super-majority vote, which is not possible with the abstention of COMMISSIONER FLANGAS. Therefore, the applicant has the option to have the matter held in abeyance or heard, with the understanding that it would fail due to the lack of a super-majority vote. VICTOR RODRIGUEZ opted to have the matter heard. DEPUTY CITY ATTORNEY LEWIS also indicated that rezone ZON 37615, even though it does not require a super-majority vote, has to be consistent with the GPA so it could fail. However, subsequent to the meeting, that was determined to be erroneous.

STEVE GEBEL, Planning and Development, indicated the requested applications would increase the permitted density to 50 units per acre, but they are appropriate as the site provides a buffer between the residential development to the west and U.S. 95 to the east and is compatible with the multi-family residential and commercial development to the north and south across Alexander Road. Staff recommends approval. If denied, the site will remain as is.

VICTOR RODRIGUEZ, 4080 West Daser Inn Road, representing the applicant commented that Phase I of the existing apartment complex was completed in the mid 90's, but Phase II was not completed due to flooding issues. The owners want to proceed with a portion of Phase II, as a drainage study was conducted in conjunction with the Nevada Department of Transportation (NDOT). The site development plan has not been finalized, pending clarification of what can be constructed. Additional parking will be provided. A neighborhood meeting was held and only one resident brought up a concern regarding the trees adjacent to his/her lot.

For COMMISSIONER TROWER, MR. RODRIGUEZ affirmed that the architectural style of Phase II will be a current three-story design as will be depicted in the forthcoming site development plan.

CHAIR TRUESDELL declared the public hearing closed for Items 27 and 28.