



City of Las Vegas

Agenda Item No.: 97.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: MAY 21, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT: GPA-53037 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for
a General Plan Amendment FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: M
(MEDIUM DENSITY RESIDENTIAL) on 2.29 acres located approximately 597 feet north of
Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), Ward 3 (Coffin)
[PRJ-52944]. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends
APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

147

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
3. Supporting Documentation - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
4. Photos - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
5. Justification Letter - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
6. Submitted after Final Agenda Protest/Support Postcards for GPA-53037 and ZON-53038
7. Backup Referenced from the April 8, 2014 Planning Commission Meeting

Motion made by BOB COFFIN to Approve

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

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN,
STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 97-100.

FLINN FAGG, Director of Planning, stated that staff believes the applicant has done a good job with the site design, given the difficulty on the unique shape of the site. However, their

CITY COUNCIL MEETING OF: MAY 21, 2014

recommendation for denial is because the application does not meet residential adjacency requirements and the proposed density. In addition, the applicant has submitted revised plans to address residents' concern with the pool being situated in the southwest corner of the site. If approved, Condition 3 of the site plan would need to be amended to reflect the revised plans submitted.

GEORGE GARCIA, 1711 Whitney Mesa Drive, appeared on behalf of the applicant and explained the proposed development. The clubhouse was redesigned to include a 10-foot wall along the south side to address any noise and/or security concerns. COUNCILMAN COFFIN recognized the site is oddly shaped and less desirable for development. He complimented the applicant on moving the building closer to the Las Vegas Wash, further away from residents. The trash enclosure is away from residents as well, and he believes the proposed development will remove the blight and be harmonious with the neighborhood.

COUNCILMAN BARLOW questioned the applicant's reason for the requested additional units, to which MR. FAGG explained that if the density was reduced by two units, the General Plan Amendment application would not be necessary. MR. GARCIA replied that the applicant is trying to achieve a quality development and then asked the council to point out that there is a site on the northeastern side, approximately one acre, which the applicant could not acquire. MR. GARCIA continued to describe the proposed residential development. In addressing the unique shape of the site, he reiterated that the 10-foot block wall was incorporated as noise abatement, not necessarily a security wall. The pool deck is 30 feet away from the closest residential, and to the north of the pool is additional landscaping. The restrooms are located within the pool area.

COUNCILMAN ROSS was hopeful that this development can be affordable housing, and residents would have a view of the Las Vegas Wash.

MAYOR GOODMAN was pleased to see this little piece being developed.

MAYOR GOODMAN declared the Public Hearing closed for Items 97-100.