



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - RENOTIFICATION - VAR-72894 - VARIANCE - PUBLIC HEARING - APPLICATION: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC for possible action on a request for a Variance TO ALLOW 108 PARKING SPACES WHERE 22 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1.32 miles south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

27

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-72894 and SDR-72896 [PRJ-72672]
2. Conditions and Staff Report - VAR-72894 and SDR-72896 [PRJ-72672]
3. Supporting Documentation - VAR-72894 and SDR-72896 [PRJ-72672]
4. Photo(s) - VAR-72894 and SDR-72896 [PRJ-72672]
5. Justification Letter - VAR-72894 and SDR-72896 [PRJ-72672]
6. Protest/Support Postcards and Protest Documentation Not Vetted Comment Forms (11) and Altered Postcards (5) for VAR-72894 and SDR-73896 [PRJ-73672] and Email (1) and Comment Forms (6) for VAR-73894 [PRJ-73672]
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by LOUIS DE SALVIO to Approve subject to conditions

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

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 21 and 22.

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2018

COUREY STEWART, Planner II, reported that the proposed development is not compatible with the existing development in the area and fails to meet the requirements of the Town Center Development Standards pertaining to building height and parking. Therefore, staff recommended denial of both items. He read a revised Condition 3 for Item 22, should the Commission be inclined to approve these matters. Additional protest and support letters were received after publication.

ATTORNEY ELISABETH DELK, 1980 Federal Plaza Drive, appearing on behalf of the applicant, thanked the Commissioners for previously allowing an abeyance of these matters in order to make some changes to the plan, as recommended by COMMISSIONER DE SALVIO. She demonstrated on the new plan how the buildings were inverted to accommodate a two-story building adjacent to the condominiums along the eastern boundary. A six-foot block wall, with landscaping, will be added along the eastern and northern property lines. There will be three buildings along Sky Pointe Drive. The project will consist of one- and two-bedroom units, and she indicated the need for a parking variance.

JEFF MITCHELL, area resident, understood that this vacant property would be developed eventually; however, he was opposed to two of the buildings in the proposed development being four stories, which he believes is not compatible with his condominium complex to the east or the surrounding community. He asked the Commission to delay the project until it is entirely reconfigured.

COMMISSIONER DE SALVIO stated this project was held several times in order to come up with the best possible plan for the subject property, in consideration of everyone that came forward with concerns and requests. He stated the buildings were relocated along Sky Pointe Drive to act as a buffer and to be less intrusive to the residential area. He appreciated the efforts of the developer in working with the community.

See Item 22 for related background.

CHAIR CHERRY declared the Public Hearing closed for Items 21 and 22.