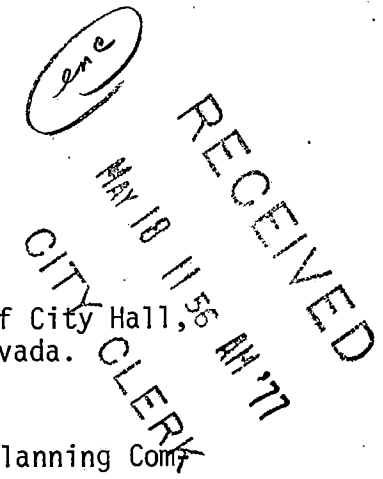


AGENDA

CITY PLANNING COMMISSION

MAY 24, 1977



CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

MINUTES:

Approval of the Minutes for the City Planning Commission meeting held April 14, 1977.

OLD BUSINESS:

1. C1-1-76

(Abeyance Item from 5-12-77)

Request by DANIAL M. BYRD to allow a drive-thru kiosk in conjunction with a taxi and gas pumping facility on property located at 1468 East Charleston Boulevard, C-1 zone.

PLOT PLAN REVIEW

NEW BUSINESS:

1. Z-12-75 and

2. Z-31-74

REINSTATEMENT AND EXTENSION OF TIME

Request for a one-year extension of time submitted by ROBERT T. BIGELOW on Z-12-75 and Z-31-74 for property generally located on the south side of West Washington Avenue, between Sunny Place and Clarkway Drive, R-3 zone.

Z-12-75 Original Approval: May 21, 1975
12-Month Ext: Nov. 5, 1975

Z-31-74 Original Approval: Dec. 4, 1974
12-Month Ext: Nov. 5, 1975

3. VAC-5-77

Petition of Vacation to vacate the streets located in Rancho Bel Air Unit #1 Subdivision known as Dalmatian Lane, Albacore Drive, Driftwood Drive and Windjammer Way.

4. Z-42-77

Application of ROBERT COHEN & TONY & RENAE TERRY for reclassification of property located at 220 South 7th Street, between Carson Avenue and Bridger Avenue, from R-4 to C-2.

Proposed Use: Offices, retail and/or consumer services.

5. Z-43-77

Application of DR. ROBERT E. HILL for reclassification of property located at 809 Shadow Lane, on the east side of Shadow Lane between Bearden Drive and Hastings Avenue from R-1 to P-R.

Proposed Use: Dental Clinic.

6. Z-44-77

Application of ASHWORTH AND COMPANY for reclassification of property generally located on the east side of Cobb Lane between East Owens Avenue and Hinkle Drive, the east boundary of the parcel being 155 feet east of Cobb Lane from R-1 and C-1 to R-3.

Proposed Use: 4-Plex apartments.

7. AR-3-77

Aesthetic Review requested by DONUT WORLD regarding landscaping on property located at 1555 N. Eastern Avenue, at the southwest corner of Eastern Avenue and Owens Avenue.

8. Z-6-66

Plot Plan Review requested by CHARLES H. MILES, JR. to allow a restaurant facility and stores on property located at the northeast corner of Charleston Boulevard and Wilshire, ROI to C-1.

PLOT PLAN REVIEW

RECEIVED
MAY 18 11 57 AM '77
CITY CLERK

RECEIVED

JUN 28 3 42 PM '77

CITY CLERK

MINUTES

CITY PLANNING COMMISSION

MAY 24, 1977

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order by Vice-Chairman Miller at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Vice-Chairman Miller, Mrs. Coleman, Mr. Tiberti and Mr. Jenkins.

EXCUSED:

Chairman Parker, Mr. Ward and Mr. Busch.

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of Community Planning and Development.
Don W. Brown, Supervisor of Zoning.
Ira J. Gardner, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the City Planning Commission meeting held April 14, 1977, with the following correction on item Z-23-77.

Page 5 - Paragraph 13 (voting and Motion), "After further discussion, MRS. COLEMAN stated she felt this was too heavy a use for this corner and was too congested for a take-out service. She further felt there was not sufficient parking and made a Motion for DENIAL of Z-23-77.

Voting was as follows:

"AYES" - Mrs. Coleman and Mr. Miller.
"NOES" - Mr. Tiberti and Mr. Jenkins.
"ABSTAINED" - Chairman Parker (due to previous professional contact)

CHAIRMAN PARKER stated the Motion for DENIAL did not carry and the item, therefore, was still before the Commission.

MR. TIBERTI then made a Motion for APPROVAL of Z-23-77.

Voting was as follows:

"AYES" - Mr. Tiberti and Mr. Jenkins.
"NOES" - Mrs. Coleman and Mr. Miller.
"ABSTAINED" - Chairman Parker.

Motion for APPROVAL did not carry and the application was DENIED."

Motion for APPROVAL of the Minutes with the correction was carried unanimously.

OLD BUSINESS:

1. C1-1-76

(Abeyance Item
from 5-12-77)

Request by DANIAL M. BYRD to allow a drive-thru kiosk in conjunction with a taxi and gas pumping facility on property located at 1468 East Charleston Boulevard, C-1 zone.

PLOT PLAN REVIEW

APPROVED

MR. BROWN pointed out this item was held in abeyance from the last meeting because the Commission indicated they wished to view the location of the proposed kiosk. He stated the Commission had approved a Resolution which did

allow them to approve this request on the same property with the taxi and gas pumping facilities. He indicated the Traffic Engineer felt if approved, this kiosk should be moved southward 17 feet to allow better access. He stated this was discussed with the applicant and he agreed to the change.

MRS. COLEMAN stated she was by the property and saw 18 cars there. She questioned whether this would have an affect on the traffic flow into the gas station.

MR. TIBERTI stated he goes by this corner and did not feel this would affect the traffic one way or the other. He felt if the business would be affected by the traffic, it then would not be successful and they would have to remove it.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of C1-1-76 to allow the drive-thru kiosk subject to the following conditions:

1. The proposed kiosk to be relocated southward 17 feet as required by the Traffic Engineer.
2. Conformance to the plot plan to reflect the above above condition.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Tiberti, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-12-75 and
2. Z-31-74

REINSTATEMENT AND
EXTENSION OF TIME

ITEMS 1 and 2

APPROVED

Request for a one-year extension of time submitted by ROBERT T. BIGELOW on Z-12-75 and Z-31-74 for property generally located on the south side of West Washington Avenue, between Sunny Place and Clarkway Drive, R-3 zone.

MR. BROWN gave the staff report indicating both of these applications were approved in 1975 and 1975 and if an extension of time is granted, they should run concurrently.

MR. TIBERTI asked to what extent there has been development.

MR. BROWN indicated there were 150 units already built.

After further discussion, MR. JENKINS made a Motion for APPROVAL of the Reinstatement and Extension of Time on Z-12-75 and Z-31-74, subject to the following conditions:

1. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.
2. Extension of time to be for a time period of one year.
3. Subject to all previous conditions of approval imposed on Z-12-75 and Z-31-74.

Voting was as follows:

"AYES" - Mr. Jenkins, Mr. Miller, Mrs. Coleman and
Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this item would be heard by
the City Commission on June 1, 1977, at 9:00 A.M.

3. VAC-5-77

APPROVED

Petition of Vacation to vacate the streets located in
Rancho Bel Air Unit #1 Subdivision known as Dalmatian Lane,
Albacore Drive, Driftwood Drive and Windjammer Way.

MR. SAYLOR gave the staff report indicating they wished
to complete the development using the same street pattern;
however, they wished to have private streets which would
allow a security system. He pointed out there would be
no access to Lantern, except by means of an emergency gate.
He further stated that the development would be completely
walled. He stated to obtain the security system within
the subdivision would require vacation of the existing
public streets which would then become private and would
have to be maintained by an association of the home owners.
Staff feels this is a workable project and there is prob-
ably a demand factor by these people for a security con-
trolled area. He stated since there are existing homes on
the public streets, the people presently living in the
subdivision do have the right to have them maintained as
public since they have paid for them once they are dedicated
to the City. Mr. Saylor pointed out there were two protests
on record. He stated also that this matter had been
referred to the City Attorney to find out whether you could
vacate a street when the people living on such street did
not wish it. The City Attorney's opinion was not decisive
and it puts the burden of the decision on the Commission
to render a judgment. In other words, Mr. Saylor stated,
the Planning Commission and the City Commission must deter-
mine whether or not the public will be materially injured by
this vacation and certainly the residents in this subdivision
are members of the public. Staff feels that the proposal is
a good one, but feels the Commission must take into con-
sideration the opinion of the people living on the streets
to be vacated.

VICE-CHAIRMAN MILLER asked to hear from the applicant.

MR. C. SOMMERS appeared representing the developers. He
stated they had a meeting with Police Chief Moran and he
indicated if the Home Owners Association so requested, they
would patrol the vacated streets. He stated the Home Owners
Association and people in the subdivision would split the
cost for the two objectors and leave this burden upon the
33 lots presently developed. He stated the developers have
also agreed to pay for the first two years on the cost of
this project. He stated the cost would be about \$35.00 per
month. He stated 101 new lots would be developed.

MRS. K. GERSIO appeared indicating she lived on Driftwood.
She said out of 11 homes, 8 had either been robbed or it
had been attempted and one had been robbed 3 times. She
stated her home had been robbed but felt with the security
and police patrol in the area, they would have better pro-
tection.

MR. LAMBROS appeared indicated he lived on Driftwood. He
stated he was an attorney in Los Angeles, but lived here.

He stated his home had been burglarized and there were six people in the house at the time. He indicated his home was on the corner of Dalmatian Lane and Driftwood. He stated there were in one day 60 cars which drove down Windjammer in this development and there are only two homes on the street. He felt by having the private street system, this would protect their area against cars just driving through. He further felt this would be a safety precaution for the children in the area and a crime deterrent. He felt some people in the area might not like the inconvenience of going through a security gate; however, he further felt the benefits derived from the private street system would outweigh this.

MRS. D. GREEN, 2310 Driftwood, appeared. She stated Driftwood would connect to Lantern when completed and felt this would be used as a short-cut for people going to the freeway and felt the vacation of the streets would be a safety precaution for the children in the area as well.

MR. ROSS, 2301 Windjammer, appeared. He stated he was in favor of the request and wanted this extra protection for his family.

MR. J. CLARK, 229 Dalmatian, appeared. He stated several of the people in the area had gotten together a neighborhood security patrol and felt the private street system with security would give them greater protection.

MR. ROBERTS, 237 Dalmatian, appeared. He stated he had not signed the petition for this vacation. He felt this type of security was limited. He pointed out they did have a problem with burglaries in the area, but did not feel this would stop it. He felt possibly this would add privacy for them though. He stated in the last week there had been a great deal of change to the proposal and felt they should have the by-laws for the association and have everything in writing before he would agree to it.

MR. D. BERG, 2501 Windjammer, appeared. He stated he was opposed to it and had serious reservations about the worth of it. He stated he would like to see something in writing. He also asked what would happen if these streets are built as private streets and then the association falls apart, what would happen to the streets if they did not meet City code. He felt that the City then would not take them back and the association of home owners would always have to maintain them. He also did not feel one person at a gate would provide any real security. He further felt there might be a problem with 101 lots in the subdivision and only one entrance in regard to traffic, especially during rush hours.

MR. MILLER asked if there was a Home Owners Association Agreement.

MR. BERG stated if they would draw up the agreement, then he would take a look at it, but stated he did not like what he saw coming down the road. He stated he would not stop it if they want it but felt there were some things that should be resolved first.

MR. SOMMERS stated one thing which had been resolved was the matter of policing by Metro and they indicated they would do this if requested. He further presented a petition from the owners in the area.

MR. JENKINS stated he felt these problems should be resolved prior to going to the City Commission.

MR. SAYLOR stated there were a couple of things all of the existing home owners should be aware of. Until a Home Owners Association has been formed, there is nothing guarantying any obligations on the part of the developer. He further stated they would not be receiving City services in terms of street sweeping. He stated also, if the association would ever want to dedicate the streets back to the City, they would have to be built to meet City standards or the City would not accept them. He stated one other point was that the people on the eastern end of the tract would have all of the traffic if there is only the one access point. Mr. Saylor stated they could submit all of their plans prior to construction of the streets to Public Services to see if they meet City code requirements and something could be worked out for inspections.

MR. LAMBROS reappeared and presented a letter from Mr. Sommers to the property owners which indicated what they proposed including paying for all of the expenses of the streets, paying for the cost for two years, 24 hour guard service, guard house and gates, etc. He stated it was his feeling that they should build the streets to meet the City standards.

MR. SOMMERS stated they would build the roads to City standards, pay for an attorney at the selection of the owners, etc. He stated they could condition the vacation upon the streets being constructed to meet the City requirements and a Home Owners Association being formed.

After further discussion, MR. JENKINS made a Motion for APPROVAL of VAC-5-77, subject to the following conditions:

1. That the existing right-of-way be maintained as a utility easement.
2. That the street lighting circuit be put on a separate meter to be paid for by the Home Owners Association.
3. That a Home Owners Association Agreement be provided and be acceptable to general concurrence of the owners who presently own property on the streets to be vacated.
4. The recordation of an easement for access in perpetuity or some other instrument guarantying perpetual access by the abutting property owners to be recorded simultaneously with the recordation of the Vacation.
5. Satisfaction of the requirements of the various utility companies.
6. Conformance to the code requirements of all City departments.
7. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" - Mr. Jenkins, Mr. Miller, Mrs. Coleman and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M. to set date for public hearing.

4. Z-42-77

APPROVED

Application of ROBERT COHEN & TONY AND RENAE TERRY for reclassification of property legally described as Lots 23 and 24, Block 5, Hawkins Addition, located at 220 South 7th Street, between Carson Avenue and Bridger Avenue from R-4 to C-2.

Proposed Use: Offices, retail and/or consumer services.

MR. BROWN gave the staff report indicating they proposed 3 parking spaces to the rear and one on the south side. He stated staff felt this was a reasonable request subject to a few stipulations. Public Services wants the removal and replacement of 150 sq. ft. of sidewalk. He stated there were presently some nice trees and shrubs on the front and staff would like these to remain. The driveway is 7 ft. wide and this should be expanded to 10 feet. He pointed out there should be no commercial use of this property until all residential use has ceased. There were two approvals on record.

VICE-CHAIRMAN MILLER declared the public hearing open and asked to hear from the applicant.

MR. TONY TERRY appeared and stated he was representing on the request. He stated he had some question regarding the 150 sq. ft. of sidewalk mentioned by staff.

MR. BROWN indicated this would be in front of the property.

MR. TERRY stated they own the adjoining property and just purchased this piece. He further indicated that the trees in the front were dead. He also asked the purpose of the expansion of the driveway. He stated there is a house on the front with 4 renters and one to the rear with 2 renters and the drive goes from the property line to the house and did not know what purpose the expansion of the drive would accomplish. He stated they may put the two parcels together since it is not a profitable setup the way it is, but if they have the C-2 zoning they could do something with it. He stated the trees mentioned are dead Elm trees and were not attractive.

VICE-CHAIRMAN MILLER asked if any of these problems could be worked out.

MR. TIBERTI stated if they have no proposed development at this time, they could approve the zoning with a stipulation a detailed plot plan and elevation plan be approved prior to any development on the property at which time they could obtain all of the necessary requirements for this property.

VICE-CHAIRMAN MILLER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-42-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. A detailed plot plan and elevation plan to be approved prior to development of this property.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Miller, Mr. Tiberti and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

5. Z-43-77

APPROVED

Application of DR. ROBERT E. HILL for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, located at 809 Shadow Lane between Bearden Drive and Hastings Avenue from R-1 to P-R.
Proposed Use: Dental Clinic.

MR. BROWN gave the staff report indicating staff felt this was a compatible use in this area and would recommend approval; however, the parking layout in the front should be changed to save the existing trees. He stated there were four parking spaces proposed to the rear and three in the front and staff would require redesign of the front parking area. He stated they would also have to meet the requirements of Public Services and the other normal conditions. There were no protests.

VICE-CHAIRMAN MILLER declared the public hearing open and asked to hear from the applicant.

DR. ROBERT E. HILL appeared and stated he was the applicant. He stated this was actually a dental office. He stated he had hired a man to take out one tree and he was already paid because he had a problem with broken branches and limbs during a wind storm.

MRS. COLEMAN asked if he intended to change the appearance of the house.

DR. HILL stated he did not think so, because it was so nice and could not see any reason to change it. He stated his only concern was the angle of parking at 45° which was designed by his architect, Leo Borns. He felt this would be an abrupt turn off Shadow Lane. He stated he would like to go to 32 ft. instead of 20 ft. which would make it easier.

MR. BROWN pointed out he felt by reducing the parking in front to two spaces, the problem would be solved.

DR. HILL stated he felt he would still have sufficient parking and felt this would work.

VICE-CHAIRMAN MILLER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-43-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time period.
2. Off-site improvements consisting of sidewalk and one street light to be provided as required by the Department of Public Services.
3. Redesign of the front parking area.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Miller, Mr. Tiberti and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

6. Z-44-77

APPROVED

Application of ASHWORTH AND COMPANY for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, MDB&M, generally located on the east side of Cobb Lane between East Owens Avenue and Hinkle Drive, the east boundary of the parcel being 155 feet east of Cobb Lane from R-1 and C-1 to R-3.

Proposed Use: 4-plex apartments.

MR. BROWN gave the staff report indicating there was a recent zoning to the southwest for R-3 zoning. He pointed out there was a hiatus on the easterly side of the property toward the center and staff would recommend that the hiatus remain C-1 zoning. He stated staff's main concern was access and they would have to pave the easterly 20 ft. for use as access. He stated there is a reservation for an alley on the easterly portion, but there are power poles there and staff does not feel this should be an alley but rather an easement since the commercial uses east of this property do not use this for an alley. There would be a requirement of 20 ft. for the people backing out into the driveway so staff recommends approval with the hiatus remaining C-1.

VICE-CHAIRMAN MILLER declared the public hearing open and asked to hear from the applicant.

MR. LARRY STORJOHANN, 816 Jockey Club, appeared. He stated they have been building four-plexes in North Las Vegas and have been successful and they felt four-plexes in this area would be successful since there do not seem to be any vacancies in the immediate vicinity. He stated they could have put the parking off Cobb, but felt it made more sense to have the parking in the rear. He stated he agreed with the 20' alley and on the side of the driveway there would be a barrier between the four-plexes and the commercial.

VICE-CHAIRMAN MILLER asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. TIBERTI made a Motion for APPROVAL of Z-44-77, subject to the following conditions:

1. Application be amended to exclude the 12½ ft. hiatus on the easterly side of the property and this hiatus to remain C-1 zoning.
2. Half-street improvements to be provided for Hinkle Avenue and Cobb Lane and dedication of radius corners at Hinkle and Cobb and Hinkle and Owens as required by the Department of Public Services.
3. Pave the easterly 20 feet for use as access as required by the Department of Public Services and install curb, gutter, sidewalk and street lighting along Owens Avenue frontage.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. Parking layout to meet the requirements of the Traffic Engineer and the Department of Community Planning and Development.
7. All mechanical equipment, trash areas and air conditioners shall be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Tiberti, Mr. Miller, Mr. Jenkins and Mrs. Coleman,

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

7. AR-3-77

APPROVED

Aesthetic Review requested by DONUT WORLD regarding landscaping on property located at 1555 N. Eastern Avenue, at the south-west corner of Eastern Avenue and Owens Avenue.

MR. BROWN indicated this was initially approved with landscaping in the front and at the corner; however, the applicant feels this is unreasonable because of the fact that the property is almost all cement. He stated staff met with the applicant to work something out on the landscaping. He stated there was artificial landscaping at the corner and staff suggested he decorate the planters in the front and the applicant has agreed. Staff does feel this would satisfy our requirements and is acceptable to the applicant.

MR. CHESTER SHELTON, 3700 E. Stewart, appeared. He stated the plan was originally submitted by an architect; however, there is no place to put the landscaping since the property is almost all cement. He pointed out this previously was a service station, but they had improved the property since.

MRS. COLEMAN asked about the three poles to the rear of this property.

MR. SHELTON indicated they were not on his property and were there when he moved into this building. He stated the fast food owner next to him tried to take them out and pulled up a gas line so he abandoned the idea of removing them. He stated he would like to have them removed.

MRS. COLEMAN stated she felt possibly a planter with artificial turf and rocks in the front would be attractive, but agreed he should not have to tear up the cement.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of AR-3-77, subject to the following conditions:

1. Landscaping to be provided in accord with the requirements of the Department of Community Planning and Development.
2. Conformance to the plot plan to reflect the above conditions.

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

8. Z-6-66
WITHDRAWN

Plot Plan Review requested by CHARLES H. MILES, JR. to allow a restaurant facility and stores on property located at the southwest corner of Charleston Boulevard and Wilshire, ROI to C-1.

MR. BROWN stated this item had been withdrawn by the applicant and no further action was necessary.

9. AV-6-77
STRICKEN

Administrative Variance requested by JOHN WEBER to allow a carport on a non-conforming residence located at 4820 Serene Avenue, C-2 zone.

MR. BROWN indicated this item had been stricken because the zoning was actually R-E and to allow the carport would require a Variance application on the part of the applicant and, therefore, no further action was necessary.

10. REVISED TENTATIVE
MAP
WILDWOOD MANOR
APPROVED

Property generally located on the north side of Vegas Drive, east of Decatur Boulevard, R-3 zone.

Owner/Subdivider: M.L. Enterprises
No. of Acres: 8.8+ No. of Lots: 30

MR. SAYLOR gave the staff report indicating this had previously been approved by the Planning Commission. He stated this had been previously submitted with a cul-de-sac and staff objected. Staff suggested it be done on a private street basis and had R-PD zoning approved; however, FHA could not allow private streets. Staff feels the new submittal is workable. He indicated the street would knuckle and go into Provenzano's property to the east.

After discussion, MRS. COLEMAN made a Motion for APPROVAL of the Revised Tentative Map on Wildwood Manor, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Satisfaction of drainage requirements of the Department of Public Services.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Tiberti, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:05 P.M.

CITY PLANNING COMMISSION



DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

DJS:kt