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# AGENDA

## CITY PLANNING COMMISSION

## FEBRUARY 26, 1980

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 meetings held December 13, 1979, and January 10, 1980.

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-15-70

   Plot Plan Review

   (Abeyance Item from 2/14/80)

   Request of HOME REALTY for a Plot Plan Review to allow a second-story addition on property located at 1223 South Maryland Parkway, P-R zone.



NEW BUSINESS:

1. Z-10-80

   Application of DR. ROBERT M. TAYLOR AND DR. HARRIET S. TAYLOR for reclassification of property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, from R-E to R-PD12.
   Proposed Use: Medium Density Planned Unit Development

2. TENTATIVE MAP

   San Tropez Country Club

   Property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, R-E zone (proposed R-PD12).
   Owner: Dr. Robert M. Taylor and Dr. Harriet S. Taylor
   Subdivider: Tonopah, Inc.
   No. of Acres: 78 No. of Units: 948

3. EXTENSION OF TIME

   Ridgemount Unit 2 Tentative Map

   Request of HOUSING CONCEPTS, INC. for an Extension of Time on an approved tentative map for property generally located west of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under Resolution of Intent to R-PD7).

4. EXTENSION OF TIME

   Stratton Gardens Tentative Map

   Request of C. R. STRATTON for an Extension of Time on an approved tentative map for property generally located on the east side of 21st Street between Hinkle Drive on the north and Searles Avenue on the south, R-1 zone (under Resolution of Intent to R-3).

5. WAIVER

   Grand Teton Venture Tentative Map

   Request of FRANCES LAWS to waive the required paving from the subdivision to the nearest paved street on property generally located at the northwest corner of Grand Teton Drive and Decatur Boulevard, R-E zone.

6. VAC-1-80

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a ten ft. wide walkway easement located 430 ft. south of Franklin Avenue between 11th Street and 13th Street.

7. NEW STREET ALIGNMENT

(PM-9-80 AND PM-10-80)

Request of ANTHONY PICHULO for a New Street Alignment on property generally located on the west side of Decatur Boulevard, north of Gowan Road, R-E zone.

8. STREET NAME CHANGE

Proposed Street Name Change from Teddy Drive (generally located between Sahara Avenue on the north and Kings Way on the south, west of Rancho Drive) to Paseo Del Prado.

9. FINAL MAP

Resubdivision of a Portion of Northridge Unit No. 1A

Property generally located at the southwest corner of Orland Street and Reba Avenue, R-4 zone (under Resolution of Intent to R-PD15).
Owner/Subdivider: Tony and Susan L. Mendenhall
No. of Acres: 0.772 No. of Lots: 4

10. Z-8-80

Application of D. L. DAWSON for reclassification of property located at 720 Desert Lane, from R-1 (under Resolution of Intent to R-3), to R-4.
Proposed Use: High Density Apartments

11. Z-9-80

Application of VALLEY GROUP CONSTRUCTORS, A JOINT VENTURE for reclassification of property generally located at the southeast corner of Palomino Lane and Shadow Lane, from R-1 to C-1.
Proposed Use: Parking Lot (Patron and Employee)

12. METROPOLITAN ADDITION SUBDIVISION

Proposed Zoning Plan

Proposed Zoning Plan for the Metropolitan Addition Subdivision, bounded by Burnham Avenue on the west, Eastern Avenue on the east, Sahara Avenue on the south, and St. Louis Avenue on the north.

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 26, 1980

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| CALL TO ORDER: | A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Jones in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. |
| PRESENT: | Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul |
| EXCUSED: | Mrs. Coleman |
| STAFF PRESENT: | Harold P. Foster, Director, Department of Community Planning and Development<br>Howard A. Null, Supervisor of Planning<br>Brett Reale, Planning Assistant<br>Linda McIntosh, Recording Secretary<br>Chris Gellner, Deputy City Attorney |
| MINUTES: | MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the meeting held December 13, 1979. Motion for APPROVAL carried unanimously.<br><br>MR. SWESSEL made a Motion for APPROVAL of the Minutes of the meeting held January 10, 1980. Motion for APPROVAL carried unanimously. |
| ANNOUNCEMENET: | MR. FOSTER stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk. |

<u>OLD BUSINESS</u>:

1. Z-15-70

PLOT PLAN REVIEW

(Abeyance Item Item from 2/14/80)

DENIED

Request of HOME REALTY for a Plot Plan Review to allow a second-story addition on property located at 1223 South Maryland Parkway, P-R zone.

MR. FOSTER stated this item was held in abeyance from the previous meeting in order that the surrounding property owners could be notified. The property was converted to an office some time ago. A fire subsequently destroyed the building except for the walls. The applicants are now proposing a two-story addition. There are two rear additions that would violate the setback requirements and the applicant must therefore apply for a variance before they are constructed. The primary issue before the Commission is the two-story addition on the existing building. The P-R zoning district indicates you can go to two stories, but one story may be imposed as a condition. A number of years ago a resolution to P-R was approved on many properties along Maryland Parkway and a one story height limit was imposed at that time. In the C-D zone a block to the north, there is the appearance of several two story buildings, but in fact, they are only one story. Staff feels the surrounding property owners feelings should be considered. There are three letters of protest and one of approval on file. There is a single family residence to the south that has a second story on the rear portion. Staff does not object to this request if the property owners do not feel it would be detrimental to them.

CHAIRMAN JONES declared the public hearing open.

DICK THOMPSON represented the application and stated he does not have any building now and does have a neighbor who has a second story. He added he felt this would be good to add to the property and that it would be for his own use which is real estate and the allied fields.

MR. GUTHRIE asked what the total square footage would be.

MR. THOMPSON stated a little over 3000 sq. ft. with 1480 sq. ft. on each floor.

MR. GUTHRIE asked if there was sufficient parking.

MR. THOMPSON stated six parking spaces would be provided.

MR. FOSTER stated that seven are shown on the plan and six are required.

CHAIRMAN JONES asked if there would be windows in the rear and sides of the building.

MR. THOMPSON stated not really, that he planned on windows in the front and on the parking lots side.

MR. MILLER asked for renderings or elevations.

MR. THOMPSON stated he did not have them with him.

MR. KENNEDY stated if the plot plan was drawn to scale, two of the parking spaces would be backing out into the street.

MR. FOSTER stated that two are allowed if it is single family. All of the others have sufficient turnaround areas. However, the parking could be redesigned to prevent backing onto the street.

CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. FOSTER stated, in answer to a question, that one letter of protest was from the property owner immediately to the east. One letter did not have a return address and one is from 1210 Jessica.

MR. SWESSEL stated he had received a letter of protest from 1204 Norman.

MR. GUTHRIE made a Motion for DENIAL of the Plot Plan Review under Z-15-70 because a second story addition would not be compatible with this area.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel,
Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

NEW BUSINESS:

1. Z-10-80

DENIED

Application of DR. ROBERT M. TAYLOR AND DR. HARRIET S. TAYLOR for reclassification of property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, from R-E (Residence Estates) to R-PD12 (Residential Planned Development). The above property is legally described as a portion of the West Half (W½) of the Southwest Quarter (SW¼) of Section 21, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Medium Density Planned Unit Development

MR. FOSTER presented the staff report and stated the parcel in question is 78 acres in size. The proposed development is for 12 units per acre. The plot plan is as shown, with two story 90 units building. There are some residences along the south portion of the property that front on a private drive. Then there are ten townhouses and a large green area with swimming pools, golf course, etc. The plan provides for three parking spaces per unit. There will be controlled access to Vegas Drive and an emergency access to the north. The interior streets will be private drives. Staff, in evaluating the application, recognizes there is vacant land to the east and west. In terms of the City's General Plan, it allows a certain density for each area in this neighborhood. The increased density allowed is being requested in this parcel. Staff feels some consideration should be given to more than R-1 density on the pieces of property to the east and west and feels that eventually the density should be reduced to around 7/8 units per acre. That would allow the same type of density on the 80 acres to the east. This would substantially reduce the project to around 700 units rather than the 948 requested. Based on that, staff feels the application should be amended to that density and secondly, if this is on a phased basis, staff would like a condition that each phase be self-sufficient in terms of the open areas, parking, driveways, etc. Public Services has some requirements also which are dedication of 50' for right-of-way for Lake Mead, 30' on Tonopah and construction of radius corners. Some of the parking is to be revised for interior traffic control. The developer has also agreed to placing a traffic signal at the entrance to this location.

CHAIRMAN JONES declared the public hearing open.

BERNARD B. ROTH, 1128 Folkstone, Mt. Lebanon, PA., represented the application. He stated they would develop the property as soon as the zone change was approved and the other normal requirements were met. This could possibly be as early as June of 1980. He added the entire property will be surrounded by a block wall, 6'/7½' in height above the grade. The single family homes will be 5000/7500 sq. ft. in size and the owners of these homes will be the principles in the corporation. In addition to the homes, the 40 townhouse units and first two buildings for garden apartment condomimiums will be constructed. All of the recreational facilities will be installed immediately and will be heavily landscaped. A small commercial building is planned in the center of the development which will house the maintenance and security systems as well as a barber shop, beauty shop, doctor and dentist office, a small grocery and there will be facilities available for meetings and parties. This building is 9000 sq. ft. in size on each of the two floors. Depending on sales, the project could take up to five years to develop totally.

MR. SWESSEL asked for the unit breakdown.

MR. ROTH replied there would be forty-three 3-bedroom townhouses, seven hundred forty-one 1-bedroom units of 900 sq. ft. in area, eighty 2-bedroom 2½-bath units, eighty 1-bedroom 1½-bath units which will be 1440 sq. ft. in area.

MR. SWESSEL asked how many parking spaces were provided.

MR. ROTH stated 3073.

MR. FOSTER stated this worked out to 3.24 spaces per unit.

CHAIRMAN JONES asked for a reaction to reducing the total density.

MR. ROTH replied the major problem is the fact that the land costs to develop would double and would increase the price of the units.

MILTON CRANE, 434 Greenbriar Townhouse Way, appeared in favor of the application, and stated he owned the adjacent 80 acres to the east and would like to continue with this type of development.

HOWARD SIMON, 1110 Rawlston, appeared in protest on behalf of the Bonanza Village Home Owners Association. He stated the density of this project would increase crime in the area and that the additional traffic would create a problem.

MR. MEYERS, 1311 Virginia City Avenue, appeared in protest.

MARGARET HOLLENBACK, 1940 Mill Circle, appeared in protest.

EDWARD TURNER, 1704 Ludwig, appeared in protest.

MR. ROTH appeared in rebuttal.

CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MILLER made a Motion for DENIAL of Z-10-80 because the proposed density would not be compatible with the surrounding area.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced that this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

2. TENTATIVE MAP

SAN TROPEZ COUNTRY CLUB

DENIED

Property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive, R-E zoned (proposed R-PD12).
Owner: Dr. Robert M. Taylor and Dr. Harriet S. Taylor
Subdivider: Tonopah, Inc.
No. of Acres: 78 No. of Units: 948

NR. NULL stated this map was submitted in conjunction with the rezoning application which has just been denied.

MR. MILLER made a Motion for DENIAL of the Tentative Map of San Tropez Country Club because the rezoning application on this property was recommended for denial.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

3. EXTENSION OF TIME

RIDGEMOUNT UNIT 2 TENTATIVE MAP

APPROVED

Request of HOUSING CONCEPTS, INC. for an Extension of Time on an approved tentative map for property generally located west of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under Resolution of Intent to R-PD7).

MR. NULL presented the staff report and stated the tentative map will have expired on February 21st and the applicants do wish to proceed to record. Staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Request for an Extension of Time for Ridgemount Unit 2 Tentative Map for a period of one year.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

4. EXTENSION OF TIME

STRATTON GARDENS TENTATIVE MAP

APPROVED

Request of C.R. STRATTON for an Extension of Time on an approved tentative map for property generally located on the east side of 21st Street between Hinkle Drive on the north and Searles Avenue on the south, R-1 zone (under Resolution of Intent to R-3).

MR. NULL presented the staff report and stated the tentative map will have expired on February 21 if the extension is not granted. The applicants do wish to proceed to recording the map. Staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Request for an Extension of Time for the Stratton Gardens Tentative Map for a period of one year.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

5. WAIVER

GRAND TETON VENTURE TENTATIVE MAP

DENIED

Request of FRANCES LAWS to waive the required paving from the subdivision to the nearest paved street on property generally located at the northwest corner of Grand Teton Drive and Decatur Boulevard, R-E zone.

MR. NULL presented the staff report and stated this is a waiver request from the requirement that the applicant provide paved access from the boundary of the subdivision to the nearest paved road, which is this case, would be at Jones and Elkhorn, and is a considerable distance removed from the urbanized development of the community. When this subdivision first came in, staff was concerned about this and requested the paved access along with the normal improvements. Public Services would like to see at least gravel streets, but the Clark County Health Department Air Pollution Division is against anything other than paving. Staff would recommend denial of the request.

WARREN JAUBERT, 4901 West Washington, represented the application, and stated the paved access would be 1 3/4 miles long with a width of 30' and would cost approximately $146,000. With the rest of the improvements required, the additional cost for access would preclude the applicant from going ahead. He stated there is a gravel road existing now.

CHAIRMAN JONES asked if this was approved, under current Federal guidelines, would the Commission be going contrary to the regulations.

MR. GELLNER stated he did not know with regard to the Federal requirements; however, it does not appear fair to make the applicant pave 1 3/4 miles of road to the subdivision.

MR. GUTHRIE asked if it was the intent of the applicant to ask for a waiver at the time the tentative was approved.

MR. JAUBERT stated the condition for paving was a result of Public Services to determine what kind of access and that is what was recommended and it became a part of the approval.

MR. SWESSEL stated at the time of the approval, all of the stipulations were given. He suggested that the applicant go down the street and talk to other property owners to see if they would share the cost. He added that maybe the subdivision was going in too soon.

MR. SWESSEL made a Motion for DENIAL of the Waiver for Grant Teton Venture Tentative Map because it was felt paved access is needed to a subdivision of this size.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

6. VAC-1-80

APPROVED

Petition of Vacation submitted by the CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a ten ft. wide walkway easement located 430 ft. south of Franklin Avenue between 11th Street and 13th Street.

MR. NULL presented the staff report and stated the walkway in question was never improved and never utilized and now it would be very difficult because there are fences, buildings and walls that obstruct it. Staff felt the easement should be vacated and would recommend approval with the normal conditions. There are six protests, but they are possibly due to confusion. The protestants feel that the City is going to build a walkway, not vacate it. The vacated areas will be divided among the property owners.

MR. GUTHRIE asked how long the walkway had been in existence.

MR. FOSTER replied since 1946.

BAIDEE SMITH, 1335 South 13th Street, appeared and agreed to the vacation.

SETH DOLE, 1334 South 13th, appeared and agreed to the vacation.

MR. MILLER made a Motion for APPROVAL of VAC-1-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to Code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at which time a date for public hearing would be set.

7. NEW STREET ALIGNMENT

(PM-9-80 AND PM-10-80)

APPROVED

Request of ANTHONY PICHULO for a New Street Alignment on property located on the west side of Decatur Boulevard, north of Gowan Road, R-E zone.

MR. NULL presented the staff report and stated this is a proposed 400' cul-de-sac street. There are two parcel maps which will create the street. This action will permit the logical development of the parcels and approval is recommended.

The applicant or a representative was not present.

MR. MILLER made a Motion for APPROVAL of the New Street Alignment (PM-9-80 and PM-10-80).

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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| 8. | STREET NAME CHANGE<br><br>ABEYANCE | Proposed Street Name Change from Teddy Drive (generally located between Sahara Avenue on the north and Kings Way on the south, west of Rancho Drive), to Paseo Del Prado. |

MR. NULL stated staff would recommend this item be held in abeyance pending action by the Traffic & Parking Commission.

MR. SWESSEL made a Motion for ABEYANCE of the Street Name Change.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for ABEYANCE carried unanimously.

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| 9. | FINAL MAP<br><br>RESUBDIVISION OF A PORTION OF NORTHRIDGE UNIT NO. 1A<br><br>APPROVED | Property generally located at the southwest corner of Orland Street and Reba Avenue, R-4 zone (under Resolution of Intent to R-PD15).<br>Owner/Subdivider: Tony and Susan L. Mendenhall<br>No. of Acres: 0.772 No. of Lots: 4 |

MR. NULL presented the staff report and stated the final map including Lots 27 through 30, is in substantial conformity with the tentative map and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Resubdivision of a portion of Northridge Unit No. 1A.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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| 10. | Z-8-80<br><br>DENIED | Application of D.L. DAWSON for reclassification of property located at 720 Desert Lane, from R-1 (Single Family Residence) - Under Resolution of Intent to R-3 (Limited Multiple Residence), to R-4 (Apartment Residence). The above property is legally described as a portion of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, MDB&M.<br>Proposed Use: High Density Apartments |

MR. FOSTER presented the staff report and stated the request is for R-4. The plot plan is as shown. Two story construction for 37 units is proposed. The Special Activity Plan that was adopted called for medium density apartment zoning and included this property. There is R-4 immediately to the east; however, the intent of the Special Activity Plan was for R-3 zoning. The property already has a resolution of intent to R-3 which staff feels is proper for this property. The R-4 is contrary to the adopted Plan and denial is recommended.

CHAIRMAN JONES declared the public hearing open.

CLIFF McCORKLE, 275 Hill Street, Reno, represented the application. He stated the pattern use will result in a tenant lease of no greater than R-3 density. It is intended to build small studios and one bedroom apartments to be rented out on a weekly basis. The design will appeal to employees of the medical facilities in the area and will be within walking distance to those facilities. The impact of the traffic and residents will be no greater than what is now allowed. The parking will provide 1½ spaces per unit. He added that this type of housing is needed in the area.

MR. KENNEDY asked if it would be possible to put the R-4 in by means of a variance.

MR. FOSTER stated that is a possibility; however, staff feels basically you would be putting R-4 density in even though there would be smaller size units. R-4 would set a precedent and R-3 is felt to be appropriate.

CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. GUTHRIE made a Motion for DENIAL because the requested zoning would not be compatible with the surrounding area.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Kennedy and Mr. Canul
"NOES" Mr. Swessel

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

11. Z-9-80

ABEYANCE

Application of VALLEY GROUP CONSTRUCTORS, A JOINT VENTURE, for reclassification of property generally located at the southeast corner of Palomino Lane and Shadow, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as a portion of the North Half (N½) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Parking Lot (Patron and Employee)

MR. FOSTER presented the staff report and stated the Special Activity Center Plan did indicate this area as transitional. The proposed use is a parking lot for Valley Hospital and will be an ideal use in this area. Staff would recommend approval subject to the application being amended to P-R instead of C-1, a block wall be constructed on the south and east, sidewalk and driveway should be constructed along Shadow Lane.

CHAIRMAN JONES declared the public hearing open.

DON DAVIDSON represented the application and stated that C-1 is requested in lieu of the P-R because of the 9:00 P.M. closing time imposed under P-R. Because of this, graveyard employees would not be able to use the parking lot. He added they did agree to the other requirements. This will have a controlled gate.

MR. FOSTER stated approval could be conditioned that parking only would be allowed.

KIRK WOOLEY, 1700 South 14th Street, appeared in protest. He stated he owns adjacent property to the rear of the parcel in question. He said he did not object to the C-1 but would like to have access to his property which he would like to develop as a medical building.

MR. FOSTER stated there would still be an alley on the north side of the property and Mr. Wooley would have access.

MR. WOOLEY stated this was just a 20' alley and another 30' was needed for a street.

MR. FOSTER stated if access was made available to the property the plot plan would have to be amended to provide for dedication of 30' of the property on the north side and one row of parking would have to be removed. Staff has been working with Public Services to determine whether Palomino should be constructed in this area. The feeling is that Palomino should not become a street at this point. Staff would like to see this property joined with one of the other adjoining properties rather than individually developed.

MR. MILLER asked if it was known there was only a 20' alley when the property was purchased.

MR. WOOLEY stated he was not aware of the fact.

CHAIRMAN JONES suggested that Mr. Wooley speak with the applicant of the previous application of Z-8-80 to see if something couldn't be worked out on the street or combining the properties.

MR. DAVIDSON stated they would not object to holding the item in abeyance.

MR. MILLER made a Motion for ABEYANCE of Z-9-80 to determine whether a street is needed along the north side of the property as requested by the property owner to the east.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Guthrie, Mr. Miller, Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for ABEYANCE carried unanimously.

12. METROPOLITAN ADDITION SUBDIVISION

PROPOSED ZONING PLAN

ABEYANCE

Proposed Zoning Plan for the Metropolitan Addition Subdivision, bounded by Burnham Avenue on the west, Eastern Avenue on the east, Sahara Avenue on the south and St. Louis Avenue on the north.

MR. FOSTER stated that over the years there have been problems with the zoning pattern in this area. In part, the problems stem from the design of the subdivision with the 25' lots and the grid street pattern. There are single family homes on the north 2/3 and commercial along the Sahara and Eastern frontages. In the early 1970's, All State Insurance had a request for C-1 and P-R to a depth of 300' from Sahara. There was discussion concerning how deep the C-1 and P-R should go. It was generally concluded at that time it should not exceed 150 feet north for Sahara with the adjoining north 100 feet proposed to be P-R. Several meetings ago, a request for an office complex was proposed to a depth of 300' from Sahara. That was amended to delete the north 50' to maintain the 250' pattern. When that request went before the City Commission, the thinking was there was a need to develop some type of definitive zoning pattern in this area. Commissioner Levy met with a number of residents and staff to see what could be done. He then requested an overall zoning study be conducted so a plan could be developed that everyone would agree to and then that plan could be followed. Mr. Foster described the existing zoning in the area and added that as a result of the discussion with the property owners at the meeting, staff came up with a plan. There would be C-1 150' deep north on Sahara. The next 100' would be P-R all the way to Stockton. The block along Eastern, between Exley and Sahara, is mostly vacant and is under one ownership. Based on the proximity to the intersection of Sahara and Eastern and due to the fact there is commercial zoning across the street, staff thought it would be appropriate to have this C-1. North of Sahara would be developed on the basis of P-R. There was discussion about the access to Stockton. It was the thinking in the P-R zoned area, the buildings would be limited to one story. There should be no access to Stockton at least to the P-R to the south. Staff is proposing this plan as a starting point for discussion on this area and feels the one story and access requirements should be a part of the plan. The property owners have been notified and some comments have been received regarding the plan.

CHARLES ENGLERT, 2935 South Highland, stated he owns over 100 lots in the three blocks, and he did not attend the meeting with the other property owners. He stated he owns a building at Exley and Eastern which is P-R zoned. He added the only thing basically wrong with the plan is that the 150' depth in this area is not enough and it should be 250'. Stockton should be vacated because the area is going commercial. No one would build a home that would face a commercial development.

JACK LEAVITT, 537 East Sahara, owners of Lots 33 and 34, Block 11, on Eastern Avenue, appeared in approval of the plan as presented.

R. LEAVITT, 2109 San Jose, stated that to bring in the commercial without closing the street would create a traffic problem.

MR. FOSTER stated there could be a problem in deadending the streets in that motorists, including emergency vehicles and service trucks, could not turn around and would have to back some 300' or use private driveways.

MR. MILLER stated he thought closing of the street should be considered further.

MR. FOSTER stated that a circulation plan would be discussed at the April meeting of the Traffic & Parking Commission.

MRS. JAMES KOLSON, 2012 Mariposa, stated the majority of the people in the area favor the plan as presented. She added that the prime concern of everyone on Stockton was the fact that no access is wanted to Stockton from the P-R. She added if the plan is adopted and the Planning and City Commissions stay with it, and the people who own the property should be told what the plan is and they should conform to it. She added that one story buildings are preferred and one of the biggest concerns was that there be adequate parking. She stated that no access from the P-R or commercial to Stockton and adequate off-street parking were the major concerns.

CHAIRMAN JONES stated the parking plan was being worked on.

SMITH HOWARD, 3729 Heritage Avenue, stated he has had property in the area for 15 years. He added that an emergency clinic next to him has his property landlocked and if the plan is approved, he does have lots on Mariposa that are close enough for parking. He stated he favored the plan as presented.

MR. SWESSEL made a Motion for ABEYANCE of the plan as submitted until the results of the traffic study are heard by the Traffic & Parking Commission.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Miller, Mr. Swessel,
Mr. Kennedy and Mr. Canul
"NOES" None

Motion for ABEYANCE carried unanimously.

13. Z-71-72

USE REVIEW

APPROVED

Request of THE FLOWER SHOP for a Use Review to allow a flower shop on property located at 1201 South Maryland Parkway, C-D zone.

MR. FOSTER presented the staff report and stated all uses in this district are required to have City approval. The request is for a small flower shop. Staff feels this is compatible and would recommend approval.

MRS. DUBOISE, 1620 East Oakey, represented the application. She stated the applicant was called out of town and could not be present.

MR. MILLER asked if staff had any problems with this.

MR. FOSTER stated staff felt it was compatible and this is just a change of use on the property.

CHAIRMAN JONES asked what the total number of businesses in the building would be.

MRS. DUBOISE stated just one other, a small dress shop. She added there is 10 parking spaces and that extra parking has just been put in. There are no plans for additional businesses.

CHAIRMAN JONES asked how many vehicles the flower shop has.

MRS. DUBOISE stated only one. She added there are two employees in the flower shop and one at the dress shop.

MR. SWESSEL asked if the shop was operating with a temporary license.

MR. FOSTER replied that was true.

MRS. DUBOISE stated that the shop has been there since September, 1979 and that the owner did not understand it was necessary to go before the Commission for approval.

MR. GUTHRIE made a Motion for APPROVAL of the Use Review under Z-71-72, subject to the following conditions:

1. 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.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

4. Conformance to the plot plan.

5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Guthrie, Mr. Miller, Mr. Kennedy and Mr. Canul
"NOES" Chairman Jones and Mr. Swessel

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 19, 1980 at 2:00 P.M.

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster

HAROLD P. FOSTER, DIRECTOR

/lm