

MINUTES

CITY PLANNING COMMISSION

MARCH 8, 1984

CALL TO ORDER: A regular meeting of the City Planning Commission was to be held at 7:30 P.M. in the Council Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Vice Chairman Kennedy
Mrs. Coleman
Mr. Guthrie

EXCUSED: Chairman Mack
Mrs. Tracy
Mr. Johnston
Mr. Bugbee

STAFF PRESENT: Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
Harry VonBusch, Planner
Val Steed, Deputy City Attorney
Linda Owens, Recording Secretary

VICE CHAIRMAN KENNEDY announced that due to the fact the City Planning Commission did not have a quorum present, it would be unable to hold the meeting. Therefore, the items that were to be heard this evening would be heard at the next regularly scheduled meeting on March 27, 1984 at 7:30 P.M. This announcement was made at 7:50 P.M.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 7, 1984

TO:

FOSTER

FROM:

NULL

SUBJECT:

CITY PLANNING COMMISSION MEETING
MARCH 8, 1984
AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED
LINDA OWENS
CINDY EADE

NEW BUSINESS:

1. Final Map - Atrium Gardens VI

This is the last unit in this project.

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.

2. Final Map - Tonopah Springs

- Conformance with the tentative map.
- Conformance to the conditions of approval for the tentative map.

3. VAC-6-84

Staff recommends approval.

- One year to record statement
Standard conditions 1-3

HAN:cme

INTER-OFFICE MEMORANDUM

Date

March 6, 1984

TO:

HAROLD P. FOSTER, DIRECTOR

FROM:

ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

SUBJECT:

PLANNING COMMISSION MEETING OF
MARCH 8, 1984

COPIES TO:

✓ CITY CLERK'S OFFICE - *Amia*
CITY ATTORNEY
CINDY EADE
RICK WILLIAMSOLD BUSINESS:

1. Z-2-84

This was originally held in abeyance as the result of a tie vote and from the February 9, 1984 Planning Commission meeting, at the request of the applicant.

This proposed commercial storage facility is on a 6.9 acre (net) site. The shopping center to the north was required to setback 10' from Fairhaven and landscape between which this proposal follows. In the first phase, they will entirely enclose the project with a 6' concrete masonry unit wall and landscaping along Fairhaven should be completed to the south boundary. A Variance has been filed to allow commercial storage and a watchman's facility in a C-1 Zone. This is a district-type facility so does not have to be included in the neighborhood total commercial figure. Perhaps, a shake or tile mansard detail would enhance the appearance from the east exposure.

Staff recommends APPROVAL of C-1, but DENIAL of the commercial storage.

If approved subject to:

1. The Resolution of Intent with a twelve (12) month time limit.
2. The west 130' shall be Zoned R-D.
3. Conformance to the plot plan and revised elevations.
4. Install sidewalk on Decatur Boulevard and street improvements on Fairhaven Street as required by the Department of Engineering Services.
5. Standard conditions 2-8.
6. Variance approval to allow commercial storage facilities in a C-1 Zone.

PROTESTS: Several at meeting.

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL MARCH 21, 1984.

NEW BUSINESS:

4. Z-13-84

In this project Santa Margarita and Holmby are proposed to be vacated, but the Petition has not been filed. Holmby will terminate with a cul-de-sac at the east property line and a 45' radius must be provided from this project. This follows the street plan for this area. The neighborhood has evolved into a high density pattern with 18-22 units per acre projects to the south and east. The 10 acre parcel to the west is appropriate for commercial. There is sufficient commercial for the neighborhood. This is the most appropriate zoning for the area.

There will be 78 units consisting of 57 two bedroom and 21 three bedroom in 2 story buildings. The elevations are attractive. Parking is adequate. (There are 21 units per acre in the 3.67 acres R-PD section although, R-PD22 requested). The north 200' will be an office development consisting of 30,000 sq. ft. requiring 75 spaces for which due to the design approximately 60 spaces can be provided so it may have to be reduced in size or rearranged. This is proposed as a condominium project.

Staff recommends APPROVAL of R-PD21 subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the R-PD Zoning amended to R-PD21.
3. Conformance to the plot plan and elevations amended to:
 - (a) Redesign the office building to provide off-street parking and setbacks as required by Code.
 - (b) Approval of the office building elevations by the Department of Community Planning & Development.
 - (c) Complete revisions if Santa Margarita and Holmby Avenue are not vacated.
4. Standard conditions 2 through 8 shall apply to the north 200' to be zoned P-R.
5. Standard conditions 5 through 8 shall apply to the remainder zoned R-PD 21.
6. Vacation of Santa Margarita Street & Holmby Avenue.
7. Dedication of the cul-de-sac radius for Holmby Avenue.
8. Provide a 6' block wall on the south, east and west property lines.
9. Install a sidewalk on Charleston Boulevard as required by the Department of Engineering Services.

PROTESTS: 0

PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 4, 1984.

5. Z-14-84

This proposal is for 446 units in 32.59 gross acres of residential (R-2 and R-3) (13.68 units per gross acre), and 2.79 gross acres of commercial (C-2). The R-3 portion consists of 10.66 gross acres to contain 20 twelve unit, 2 story buildings with 3 one bedroom and three two bedrooms per floor. 270 spaces are required and 330 are provided. The R-3 is compatible to the R-3 to the south. The R-2 is for 103 lots (206 units) in 22 acres. The lots are 65'-70'x100'. The units are 2 bedroom one story and attractive with 1 car garages.

Staff feels that the overall density is too high and would recommend that the R-2 be amended to R-CL. The C-2 should be amended to C-1. The easterly N/S street should be cul-de-sac'd.

Coran Lane should be vacated along the commercial parcel and knuckled south on the easterly side of the commercial parcel.

Staff recommends APPROVAL subject to:

1. Resolution of Intent with a twelve (12) month time limit.
2. The north 360' of the west 325' shall be amended to C-1.
3. The south 430' of the west 1080' is approved for R-3.
4. The remainder of property shall be approved as R-CL.
5. The plot plan for the commercial development shall be approved by the Planning Commission.
6. The building siting, review of development plan, and elevations for the R-CL development shall be approved by the Department of Community Planning & Development.
7. Conformance to the plot plan and elevations submitted for the R-3 development.
8. Standard conditions 2-8 shall apply to the R-3 and C-1 parcels.
9. Standard conditions 5-8 shall apply to the R-CL parcel.
10. Provision of a cul-de-sac on the south end of the north/south street on the east side of the R-CL parcel.
11. Vacation of Coran Lane along the north side of the commercial parcel.
12. Provision of a 6' block wall along the south and east sides of the C-1 parcel and along the north and east sides of the R-3 parcel.
13. Install a sidewalk on Decatur Boulevard and street improvements on Coran Lane as required by the Department of Engineering Services.

PROTESTS: 63 on Petition plus 2
NOT A PUBLIC HEARING. SET FOR CITY COUNCIL MARCH 21, 1984.

6. Z-19-83

This is the first request for an Extension of Time.
This expires April 6, 1984.

Staff recommends APPROVAL subject to:

1. Conformance to all Ordinance amendments enacted subsequent to the original approval.
2. This Resolution of Intent shall expire April 6, 1985.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 4, 1984.

7. Z-47-72

This was approved October 25, 1983 for the addition, but the parking in the south portion of the property was still separated by 45' from the residence to the south. This new plan extends the parking south to within 6' of the R-1 site with 4 covered stalls 6' from the south line and 10' from 6th Street. Staff feels the covered stalls should be provided on the north side of this bay.

This proposal is to add 1,710 sq. ft. and incorporate the old garage into the building (1,029 sq. ft.) for a total of 5,734 sq. ft. The new addition will be one story and extend 14' south of the "old garage" building with the same 6th Street setback. The addition will still be 92' from the residence to the south and the south elevations are similar to the high pitched gables of the existing building and are attractive. Should we notify Swartz - Minor matter.

This plan will provide 39 spaces to the development where 33 spaces were originally provided. Staff feels that the R-1 lot owner to the south should be notified. The car cover should be moved to the north side of the parking bay and be architecturally compatible with the existing development. They are shifting the curb cut 34' south. The architect has been contacted to provide elevations of the car covers and notify the property owner to the south and with a letter of acceptance by that property owner.

Staff would recommend APPROVAL subject to:

1. Conformance to the plot plan amended to relocate the car cover to the northeast portion of the south parking bay.
2. Standard conditions 2-8.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR CITY COUNCIL APRIL 4, 1984.

8. Z-86-63

This proposal is to add an addition to the front in a block where the predominant setback is 20'. Due to the C-1 on the south side of Charleston and the Code providing the setbacks comparable to the surrounding zoning this is acceptable.

The building is attractive. Parking is adequate.

Staff recommends APPROVAL subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2, 3 & 7.

PROTESTS: N/A

NOT A PUBLIC HEARING ITEM. SET FOR P. C. FINAL ACTION.