

NEW BUSINESS

1) ZOA-03-03 (10888) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) by repealing Section 17.32.030, the fee schedule for planning and zoning related applications, and adding a new fee section in Title 2 (Section 2.38) for fees related to planning and zoning applications. Most of these fees will be increased.

RECOMMENDATION:

The Development Services Department recommends that ZOA-03-03 be **approved** removing the fee schedule from Title 17.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff and indicated staff is recommending approval of this item.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-03-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

2) ZOA-05-03 (10889) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 28.010, subsection A to allow the Development Services Department Director to propose Zoning Ordinance amendments, as deemed appropriate.

RECOMMENDATION:

The Development Services Department recommends that ZOA-05-03 be **approved** and forwarded to City Council for final consideration.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff who indicated staff is recommending approval of this item.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-05-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVE.

3) ZOA-06-03 (10890) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 24, subsections 200 D.7 and K.5; 205 D.6 and K.4 to better respond to site-specific geotechnical conditions that warrant relocating required planting materials to better protect foundations in expansive soils.

RECOMMENDATION

The Development Services Department recommends that ZOA-06-03 be **approved**.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff who indicated staff is recommending approval of this item.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZOA-06-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #4 GED-01-03, #5 AMP-25-03, #6 ZN-37-03 and #7 UN-36-03 are related.

4) GED-01-03 (10599) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

RECOMMENDATION:

The Development Services Department recommends that GED-01-03 be **denied** based on the analysis above.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE GED-01-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #4 GED-01-03, #5 AMP-25-03, #6 ZN-37-03 and #7 UN-36-03 are related.

5) AMP-25-03 (10601) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Regional Commercial. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

RECOMMENDATION:

The Development Services Department recommends that AMP-25-03 be **denied** as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-25-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #4 GED-01-03, #5 AMP-25-03, #6 ZN-37-03 and #7 UN-36-03 are related.

6) ZN-37-03 (10602) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for reclassification of property from an M-2 General Industrial District to a C-2 General Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-37-03 be **denied** as the rezoning is not justified by changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-37-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

12. That signage be permitted in accordance with the following:
 - a. That one 60-foot (maximum) sign be permitted along Centennial Parkway in the immediate vicinity of the second (i.e., main) entrance, as identified on the site plan; and
 - b. That one 60-foot (maximum) sign be permitted along Lamb Boulevard in the immediate vicinity of the northern (i.e., main) entrance, as identified on the site plan; and
 - c. That all other free-standing signage be limited to monument signs not taller than eight feet (8.00'); and
13. That the parking structures be constructed as part of the first phase of development; and
14. That all sides of the parking structures be designed and constructed with facades to match the principal structure; and
15. That a minimum thirty feet (30.00') of landscaping be provided along the western and southern property lines. The landscape areas shall include two rows of 36-inch box trees spaced not greater than 25 feet on-center. The rows shall be staggered with centers equally offset. The trees shall be of an evergreen variety/species that provides for maximum screening. The required trees shall be in addition to other required landscape materials; and
16. That the maximum height of the principal structure be 190 feet; and
17. That UN-36-03 shall expire on May 28, 2005.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-36-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

13. That the overall density of the development shall not exceed 8.35 du/acre.
14. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
15. That following building setbacks shall apply:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior side: Five (5) feet.
 - c. Corner side: Ten (10) feet.
 - d. Rear yard: Fifteen (15) feet.
 - e. Covered patios: Five (5) feet from side and rear property lines;
16. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
17. Perimeter walls shall be owned and maintained by the homeowners' association.
18. That corner side yard landscaping, if applicable, shall be maintained by the homeowners' association.
19. The developer shall disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping.
20. Perimeter landscaping of the exterior street perimeter shall be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
21. That lot numbers, sizes (in square feet), and dimensions shall be provided on the revised preliminary development plan.
22. That open space calculations, including dimensions and square feet, shall be provided for each individual area on the revised preliminary development plan.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-23-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

11. All conditions of approval shall be incorporated into the notes section of the map and recorded with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-1003 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
6. Approval of a traffic study with a queuing analysis is required prior to submittal of the civil improvement plans.
7. Parking is prohibited on the 28' streets and limited to one side on the 37' streets. The developer will be required to install "No Parking" signs.
8. The buildings on Lots 1, 48, 36, and 37 appear to be within the sight distance triangle and may require revisions prior to submitting the conformed tentative map.
9. A Cost Participation Agreement is required. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
11. Fire lane width must be maintained in accordance with Fire Code requirements.
12. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
13. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with a two-week continuance.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-1002 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #39 FDP-04-03 was heard next as it is a companion to this item.

21) FDP-12-03 (10613) PORTICO EAST

An application submitted by Beazer Homes Holding Corp. on behalf of Portico Las Vegas Lot Option, LLC, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 49 single-family dwellings. The property is generally located at the northwest corner of Statz Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-011, 124-24-401-012, 124-24-401-013 and 124-24-401-014.

RECOMMENDATION

The Development Services Department recommends that FDP-12-03 be **continued** in order to address the concerns of the Parks and Recreation Department.

If, however, the Planning Commission determines that **approval** is warranted at this time, staff is recommending the following conditions:

1. That the development be in conformance with all conditions of Ordinance No. 1735 (ZN-116-02). If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
2. That the applicant adhere to the conditions of approval for T-960. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
3. That the development be in substantial compliance with the submitted elevation drawings and color schemes.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-12-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

OLD BUSINESS

22) ZOA-01-03 (9315) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160(B) (5) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by adding subsection C to allow lots smaller than 4,500 square feet in Planned Unit Development Districts, providing the net residential density is 5.8 dwelling units per acre or less and providing the size of the PUD is at least 80 acres.

This item was continued from the May 14, 2003 Planning Commission at the request of the Planning Staff.

(from the 5/14/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that ZOA-01-03 be **approved** as follows:

17.20.160 B.5 Residential Density in PUDs.

c. (Add) The Planning Commission and City Council may consider detached single family residential lots on less than 4,500 square feet in a Planned Unit Development if the following criteria are met:

i. the PUD is between 80 and 499 acres in size;

ii. the net detached residential density shall not exceed

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 12:40 AM

A motion to ADJOURN the May 28, 2003 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary