



City of Las Vegas

Agenda Item No.: 112.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11987, WVR-11985 AND VAR 11982

SLR-12374 APPLICATION ITEM PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT CENTER; MAKENZIE CROSSING, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres at the northeast corner of Ann Road and Maverick Street, U (Undeveloped) Zone U (Urban Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

69

Planning Commission Mtg.

0

City Council Meeting

65

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Protest petition with 65 signatures
6. Backup referenced from the 04/27/06 Planning Commission meeting Item 82

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Condition 3 and 4 as follows:

3. All development shall be in conformance with the site plan date stamped 5/4/06, landscape plan date stamped 2/23/06, and building elevations, date stamped 03/14/06, except as amended by conditions herein.
4. The standard for this development shall include a minimum lot size of 11,558 square feet and building height shall not exceed two stories or 35 feet, whichever is less, except eastern lots shown as #7-11 shall be single story homes or 25 feet, whichever is less. The maximum number of lots shall not exceed 11 lots. The site plan shall be revised and provided to staff for

CITY COUNCIL MEETING OF: JULY 12, 2006

administrative approval.

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

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

PATRICK WARD, 1290 South Jones, appeared on behalf of the applicant and outlined modifications the project has endured. The density has been reduced to 11 homes averaging 11,000 square feet per lot, and would range from \$600,000 to \$800,000. At the request of COMMISSIONER MAX FIELD, access off Maverick Road was prohibited to preserve the rural environment and therefore access is now off Ann Road. There was a privacy issue with the nearby two-story homes so, in an attempt to honor their privacy, he planned to have single story homes adjacent to those existing homes. The plans have been redesigned so the windows of two-story homes could not overlook the existing homes which were situated 20 feet high.

COUNCILMAN ROSS acknowledged that the homes of Sprinkle Development are nicely designed. He noted there were over 100 comments from the community and briefly detailed the many allowances granted by the City Council to support the development of this project thus far. He expressed disappointment with the applicant's feeble attempt to meet with area residents. COUNCILMAN ROSS requested that the homes on the east side abutting existing half-acre properties be single story homes or 23 feet, whichever is less, to assure less impact on those adjacent property owners. MARGO WHEELER, Director of Planning and Development, confirmed that Condition 4 would be amended to that affect and also to reflect the minimum lot size of 11,558. She noted a modification to Condition 3 to reflect the site plan date of 5/4/2006. MR. WARD agreed to all conditions.

MAYOR GOODMAN declared the Public Hearing closed.