



City of Las Vegas

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REVIEW OF CONDITION

ROC-13825 REMANCE ITEM PUBLIC HEARING- APPLICANT: LENNAR COMMUNITIES- CANADA, LLC OWNER: SOUTHWEST COMMUNITIES DEVELOPMENT, INC. Request for a Review of Condition Numbers 4 and 5 of an approved Site Development Plan Review (SDR-2663) TO ALLOW THREE STORY HOMES WHERE TWO STORY HOMES WERE REQUIRED AND TO ALLOW A FOUR FOOT FRONT YARD SETBACK WHERE A FEET WAS REQUIRED for an approved residential subdivision on 10.30 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-413-001 thru 101), 1-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) land use designation], Ward 6 (Ross). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	46	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. City Council approval letter for SDR-2663
6. Protest letter by Robert Prestis and 45-signature protest petition by David Foster

Motion made by STEVEN D. ROSS to Approve subject to Conditions and amending Condition 1 as read for the record as follows:

1. Condition Number 4 of the Site Development Plan Review (SDR-2663) shall be amended to state "The standards for the development shall include the following: minimum lot size of 2,200 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less, on lots shown as 204 through 219, 242 through 258, 261 through 264, 267 through 270 and 273 through 274. All other lots may be three stories or 35 feet, whichever is less."

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

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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.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and noted this matter was previously held in abeyance during which time he met with COUNCILMAN ROSS and the affected neighbors. He acknowledged additional conditions that address the lots of two and three story structures and requested all remaining lots be left eligible for three-story structures.

TOM McGOWAN, Las Vegas resident, requested the details of lot sizes and ATTORNEY GRONAUER responded that the square footage would range from 1,600 to 2,000 square feet.

MARK WEBER, 9068 Bushy Tail Avenue, spoke in opposition because allowing the 3-story homes to be set back would not eliminate the concern of high density. Allowing this would create an unbalanced mixture for the area which could negatively impact existing property values and pointed out staff's recommendation for denial.

Pertaining to the three-story structures, ATTORNEY GRONAUER stated that the western portion of the property significantly slopes to the southeast corner of the site which affects the placement of three-story homes. He noted that upon placing two-story homes along the sloping perimeter, the three-story homes in the middle of the site would not be seen. The intent of this particular site is to protect the project and provide a better look within the community.

COUNCILMAN ROSS thanked ATTORNEY GRONAUER for his cooperation to meet with all concerned parties, he confirmed that the topography affects this development and noted there were 37 protests received. COUNCILMAN ROSS acknowledged that the three-story homes would not be seen from the perimeter and ATTORNEY GRONAUER verified that three-story homes allow for larger back yards. In addition to increased property lots, a private park would be located within the development. COUNCILMAN ROSS noted that the site had previously been approved for the proposed density as a two-story development.

MR. WEBER stated there is another development that was able to offer high density while maintaining a rural lifestyle. He expressed that allowance should not be granted solely because the subject property has limiting restrictions.

MARGO WHEELER, Director of Planning and Development, read an amendment to Condition 1 to satisfy the two and three-story restricted lots and ATTORNEY GRONAUER agreed.

MAYOR GOODMAN declared the Public Hearing closed.