



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SPA-3374 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: OWNER: DANIEL HANSON - Request to Amend a portion of the Centennial
Hills Sector Plan FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW
DENSITY RESIDENTIAL) on 1.02 Acres at the southeast corner of Florine Avenue and Tomsik
Street (APN 138-0-004-016), Ward 4 (Steinman)

C.C.: 05/20/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

13

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Clark County Comprehensive Planning Letter
6. Justification Letter
7. Protest Postcards
8. Submitted after Final Agenda Protest Postcards
9. Submitted at Meeting Exhibits A and B by Thomas Hellums for Items 16 and 17

Motion made by MICHAEL E. BUCKLEY to Deny

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

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,
RICHARD TRUESDELL, BYRON GOYNES, KEEN ELLSWORTH; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 16 and 17.

DOUG RANKIN, Planning and Development, stated the request is to create four residential lots.
Staff finds that the proposed general plan and rezoning are not compatible and harmonious with

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the surrounding land use and development in the area. The density of 3.78 units per acre exceeds the 3.59 units per acre as specified in the Interlocal agreement between the City of Las Vegas and Clark County. Therefore, staff recommended denial.

THOMAS HELLUMS, Dwyer Engineering, 7230 Smoke Ranch Road, appeared on behalf of the applicant. He explained that the original gross acreage of the property was 1.43. He referred to staff's report regarding the 3.59 gross acres. The applicant believes that is the intent of that density requirement. MARGO WHEELER, Director of Planning and Development, clarified that the calculation is not made on gross acreage. Once the streets are dedicated, the acreage is no longer the issue. MR. HELLUMS rebutted that when a developer buys a 40-acre track, the dedication of the streets is not subtracted. The density is calculated on the entire parcel. MS. WHEELER responded that the streets are already dedicated.

MR. HELLUMS stated that the majority of the parcels in this area are zoned Residential Estates (RE) and to the east there are Single-Family Residential (R-1) parcels. The applicant believes that a Single Family Residential-Restricted (R-D) parcel would be a good buffer between the north parcels in the County and the parcels to the west, which are located within the City.

The request is for 152 foot-long lots, 77 feet wide that would support a buildable area for a 5,000 square-foot one-story home and a 10,000 square-foot two-story home. He indicated that out of the 275 notices, only three protests were received.

MS. WHEELER verified with MR. HELLUMS that their intent is to apply for R-D zoning. MR. RANKIN explained that the property's square-foot lot width does not meet the R-D zoning nor does it meet the density for R-D. He requested for R-1. If the applicant wishes to reduce the number of lots to three lots at this time, that would be permitted under the R-D zoning. Four lots requires R-1 and the applicant is requesting four lots.

CHARLIE HOWELL, 4061 North Tomsik Street; RON PETRONI, 3905 Diamond Ridge Street; LANCELOT DAVIS, 4125 North Tomsik Street; RON CHILISKY, 4165 North Tomsik Street and ROB MORGAN, 4071 North Tomsik Street all opposed the amendment and requested that the lots be maintained at the current size and protect areas where horses are allowed. MR. HOWELL noted that residents never received the annexation notice. MR. PETRONI'S lot is located in the middle of the proposed development, and he felt that he would be boxed in with four to six lots against his property. MARCY CHEREK, 4051 North Tomsik Street, agreed with MR. PETRONI. MS. WHEELER clarified for her that the request is not within the Interlocal agreement between the City and County, which is why staff recommended denial.

JIM DONOHUE, 4195 North Tomsik Street, stated he participated in establishing the Trophy Homes as the boundary conditions were set based on the RNP area. After negotiations a reasonable density was agreed upon for the 300-foot border strip along Alexander Road. The subject parcel was in the County and was annexed into the City and no one was noticed for that annexation, and he believed annexation into the City was no longer permitted. He asked that nothing less than two homes be allowed on the parcel.

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TODD FARLOW, 240 North 19th Street, asked staff for the clarification for Rural Preservation. MR. RANKIN explained the subject property is located within the Interlocal agreement between the City of Las Vegas and County. The City has agreed to review items that are part of a Rural Preservation area. In support of that Interlocal agreement and to preserve the area as rural, staff recommended denial.

MR. HELLUMS pointed out that they plan to build four lots and not six. Their interpretation of the density requirements on the gross acreage parcel was that parcel and the dedicated street came from that parcel.

COMMISSIONER GOINES verified that a neighborhood meeting was held on March 25th and was surprised that it only lasted 19 minutes. MR. HELLUMS felt he fully explained the project at that meeting.

COMMISSIONER BUCKLEY indicated that the applicant did not demonstrate any need for the change and pointed out that the County and staff does not support the amendment.

CHAIR TROWBRIDGE declared the Public Hearing closed on items 16 and 17.

