



City of Las Vegas

Agenda Item No.: 31.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-38553 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT, OWNER: UNITED STATES OF AMERICA - Request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 37.20-acre portion of 131.70 acres at the northeast corner of Washburn Road and Alpine Ridge Way (APN 126-36-201-002), CIV (Civic) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	98
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	28
City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38553 and SDR-38557
2. Conditions and Staff Report - VAR-38553 and SDR-38557
3. Supporting Documentation
4. Photos - VAR-38553 and SDR-38557
5. Justification Letter - VAR-38553 and SDR-38557
6. Protest/Support Postcards and Telephone Protest/Approval Log VAR-38553 and SDR-38557
7. Submitted at Meeting Documentation by Linda Perri
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval for VAR-38553 and SDR-38557

Motion made by KEEN ELLSWORTH to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 31 and 32.

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STEVE GEBEKE, Planning and Development, gave a brief synopsis of staffs report, and staffs finding was that the proposed facility has a design and layout that is compatible with the surrounding area. Staff recommended approval of both items.

LINDA PERRI, Clark County School District, explained that the proposed facility will house buses for the northwest area only. Access will be from Ann Road, and the CCSD will be responsible for the offsite improvements. A neighborhood meeting was held in November 2009, and she briefly described how many of the concerns were addressed. This facility will create many jobs for the community and it is anticipated to save the city approximately 3.7 million dollars.

DENISE ARENCIBIA, RICHARD DART, DONALD MACINTYRE, JONAS STOLTZFUS, MARK BLOOM, LAURA SORENSEN, ERIC LUTHY, LELAND WILLIAMS and CYNTHIA USHER all expressed their concerns dealing with the following: a) funding or lack thereof for the project, b) drainage issues, c) legible maps indicating street names, d) proposal being situated within a rural community, e) increased traffic on Ann Road and pollution, f) potential loss of the rural character of their neighborhood, g) no guard rails along the 215 Beltway which is a safety hazard and h) increased noise levels with the number of buses that would be in operation. Although he was one of the more recent homeowners in the area, MR. LUTHY did not want to see this type of development within their community as it could bring undesirable elements to the community.

With the caveat that conditions be in place relative to what was promised to residents in previous meetings, MR. WILLIAMS found that he could support the proposed development. CHAIR TRUESDELL and ASSISTANT ATTORNEY BRYAN SCOTT emphasized that the item before the Commission only deals with a land use and not cost analysis.

LUCIEN PAET, Public Works, informed MR. DART that the proposal does not impact Ann Road, as the subject portion is inclusive of a master plan that the Regional Flood Control District maintains for future development.

Having previous work experience in public transit, COMMISSIONER GOYNES corrected MR. BLOOM regarding statistics he read about bus traffic.

TODD FARLOW desired to see elevations and asked about the type of cement that would be used for the development.

MS. PERRI pointed out that voters asked for three facilities and to date, only one has been constructed. Funding is available; however, the monies will return to the State in 2011 if not used. Regarding the interchange, she noted that Clark County is responsible and a future meeting is to take place. She addressed the issue with drainage for COMMISSIONER ELLSWORTH and stated a study was done, and it revealed that the proposed development/site would be depressed and sit 700 feet away from residential. The proposed development would be immediately adjacent to the gravel pit, which is located on the south side of Washburn Avenue. MR. PAET added that the applicant would not be allowed to increase downstream flows.

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Regarding traffic, MR. PAET informed CHAIR TRUESDELL that the 215 Beltway is 200 feet wide, and a traffic study was done. There are approximately 200 vehicles per day, so traffic on Ann Road will not increase.

JOHN HOWARD, CCSD Transportation Department, explained that the hours are from 6:00 a.m. to 11:30 p.m. Regarding the noise levels, daytime is 53 decibels; 50 decibels is normal for street and 70 is normal for highway.

COMMISSIONER GOYNES pointed out to MR. LUTHER that his purchasing a home in this community added additional vehicles to their community. The Commissioner was frustrated with the fact that Nevada ranks number one in some categories, such as its educational system. He stressed that the CCSD is attempting to better the community and is only asking for approximately 40 acres of the 130 acres in the subject area. In addition, this site was annexed in 2007 for public facilities, so the community needs to be more supportive and help find a way to better the communities and not just say not in my backyard.

MS. PERRI and MR. PAET realized that this development, if approved, would be developed prior to the interchange being completed.

Although COMMISSIONER TROWBRIDGE recognizes the potential savings this project could create, he still believed it was prudent to address the valid concerns raised by everyone.

CHAIR TRUESDELL pointed out that the previous bus facilities failed in comparison to this proposed one. It would be built with the least amount of impact on residents, will have down lighting and is well landscaped. He agreed with COMMISSIONER GOYNES comment relating to making efforts to better communities. He appreciated the residents in attendance and was comfortable in that the applicant did well in addressing concerns raised and created a better solution for this area.

Regarding Item 32, MARCO WHEELER, Director of Planning and Development, confirmed Condition 11 would be deleted and read an additional condition into the record. MR. PAET corrected his statement regarding the width of the 215 Beltway, which is actually 400 feet wide.

CHAIR TRUESDELL declared the Public Hearing closed for Items 31 and 32.