



City of Las Vegas

Agenda Item No.: 17.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: GPA-4594 - GENERAL PLAN - MODIFICATION - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, ELKHORN ROAD - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP. For possible action on a request to amend the Planned Streets and Highways Element Schedule 12A and to modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO REMOVE THE FRONTAGE STREET ALIGNMENT BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD AND TO DESIGNATE SKY POINTE DRIVE AS A FRONTAGE STREET - SPECIAL DESIGN: TOWN CENTER ARTERIAL FROM TULE SPRINGS ROAD TO THE SOUTH END OF THE SUBJECT SITE, Ward 6 (Ross). Staff recommends DENIAL.

C.C.: 10/17/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-45940, MOD-45944, SUP-45941 and SDR-45943
3. Supporting Documentation - GPA-45940, MOD-45944, SUP-45941 and SDR-45943
4. Photos - GPA-45940, MOD-45944, SUP-45941 and SDR-45943
5. Justification Letter - GPA-45940, MOD-45944, SUP-45941 and SDR-45943
6. Protest Letter GPA-45940, MOD-45944, SUP-45941 and SDR-45943
7. Protest/Concern Postcards GPA-45940 and MOD-45944
8. Submitted after Final Agenda - Protest/Support Postcards for GPA-45940 and MOD-45944

Motion made by TODD L. MOODY to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, TODD L. MOODY, RICHARD TRUESDELL, VICKI QUINN, BYRON GOYNES, RICHARD P. BONAR; (Against-None); (Abstain-GUS FLANGAS); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER FLANGAS disclosed that he has represented individuals in litigation against principals of the applicant so out of an abundance of caution, he will be abstaining from

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Items 17-20.

Minutes:

CHAIR QUINN declared the Public Hearing open for Items 17-20.

STEVE GEBEKE, Planning Supervisor, stated that these requests would allow for development of the site for multi-family residential and school uses. The General Plan Amendment is requested for the re-alignment of the frontage street along Sky Pointe Drive. The Modification is requested for the elimination of the Town Center Loop Road alignment through the subject site, and to establish Sky Pointe Road as a Town Center Arterial alignment. It would also amend the Town Center Special Land use designation to allow both residential and non-residential use of the site. The proposed uses for the site include a multi-family development and a school campus for elementary, middle and high school students. The location of the school use adjacent to arterial streets is significant in that it may result in a disruption of transportation capacity, as the normal speed limit of 35-45 miles per hour must be lowered to 15 miles per hour for school zones. On-street parking and queuing issues during drop off and pick up times are common at other charter school sites within the city and these issues are compounded by the increased traffic levels found on arterial streets. To help alleviate these issues, right-turn lanes have been conditioned at all entrances for east-bound traffic along Elkhorn Road and at all entrances for north-bound traffic along Sky Point Drive. The site has been designed or conditioned to meet all Town Center and Title 19 requirements for setbacks, landscaping (including streetscapes) and parking; however, there are some circulation issues that exist. At the south end of the easternmost entrance from Elkhorn Road, the driveway dead-ends in a series of gates at the entries for the multi-family development and the school, with no cul-de-sac provided for vehicle turn around. Although there is some room for a vehicle to turn around by utilizing the drive lanes, larger vehicles may have difficulty doing so, and traffic in this driveway will be blocked for the duration needed to complete the operation. In addition, within the northeast corner of the parking lot for the multi-family development, there are two areas that dead-end with no room for a vehicle to turn around if no empty parking spaces are available. Staff is recommending denial of all requests as the elimination of this segment of the Loop Road alignment would disrupt the overall integrity of the Town Center street system providing access between local roadways and the U.S. 95 freeway, and also due to the potential negative impacts of the proposed development on the existing surrounding roadways and neighborhood traffic. Maps, photos and site plans were displayed on overhead monitors.

ATTORNEY BOB GRONAUER, appeared on behalf of Somerset Academy and Investor Equity Homes, LLC et al., and requested approval. He reviewed a map and discussed in detail the reasons behind the major modification request. A map of the development phases was shown, which he discussed in detail. ATTORNEY GRONAUER also discussed modifications made to the landscape buffer along the eastern perimeter of the development site.

CHAIR QUINN noted that she received a letter of opposition from DAWN McCULLOUGH-FERRER that has been included as backup.

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Parents TANYA HAMMOND, KIRSTY FLEISCHER, KIMBERLY COMELEK, KAREN CONDOS, ERIC DRISCOLL, JILLIAN BATCHELOR, JEFFERY ORDIN, CODY LEWIS, HOWARD GREEN, AUBREY STEWART and ITASKA COLE all have children at Somerset Academy and appeared at the podium to voice their full support of the development.

BONNIE DINSMORE, Las Vegas resident, is in full support of the school but opposes the multi-family zoning and apartment complex.

JACOB VALENTINE, Student at Somerset Academy, appeared to voice support of the school development.

SCOTT DINSMORE, Las Vegas resident, indicated that he lives approximately 20 feet from the project. He reiterated the questions he posed at neighborhood meetings and voiced concern that the multi-phase process would subject residents to an extended period of construction. An open drainage easement will drain water into a neighboring residential area already experiencing issues with rainwater. He would like to see lower levels of lighting to accommodate the residents and questioned whether the eastern gate out of the multi-family complex into the private road would be for emergency access or egress and ingress.

RICHARD BACHMAN, Las Vegas resident, drives his granddaughter to and from the Somerset Academy and fully supports the development.

ANTHONY MAISSONETTE, Las Vegas resident and active-duty member of the U.S. Armed Forces, fully supports the development as it would help him and his family should their children be accepted at the school. Due to the nature of his job, having all of the children in one location would make it much easier on his wife and the family when he is away.

TODD FARLOW, Las Vegas resident, stated the Centennial Park area has the worse traffic system and nothing could make it any worse.

ATTORNEY GRONAUER addressed the sensitive issue of the east property line. There is an existing private access road which is 40 feet wide and provides an added buffer from single family residences. The width of the landscape has also been increased with as many trees as possible and there is an additional 10 feet of landscaping between the access road and the multi-family units with a total of 120 feet between the first building and the residences. His clients would be happy to install a crash gate that would prevent access from the private access road and will address the turnaround radius if necessary.

COMMISSIONER TRUESDELL appreciated all of the parents who came in support of the Somerset Academy. He believes there is a satisfactory buffer between the multi-family dwellings and the neighboring residential area and stated that this is an appropriate use. COMMISSIONER BONAR commended the project and believes the circulation actually works. As long as the resulting system is going to move the traffic in a manner appropriate for that volume, then it should be given consideration.

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COMMISSIONER GOYNES is a big supporter of schools and this project has his support. He explained that although this is a longer multi-phase project, it is a happy project that will bring jobs to the community.

COMMISSIONER MOODY stated there is a real need for a charter school in this area. He received confirmation from ATTORNEY GRONAUER that there is no lighting planned for this field area. ATTORNEY GRONAUER was happy to add a condition that future requests for lighting be subject to a hearing process. ATTORNEY GRONAUER also confirmed that residences on the eastern side of the development will not have their view impeded. COMMISSIONER MOODY also received clarification from ATTORNEY GRONAUER that the staggered pickup and drop off of students is not expected to surpass 90 minutes, which is comparable to other schools. COMMISSIONER MOODY thanked him for the neighborhood meetings and working with the concerns of the public.

COMMISSIONER SCHLOTTMANN received confirmation that only one of the buildings had been reduced to two stories and directed staff to update the conditions to reflect this.

FLINN FAGG, Director of Planning, read amended and added conditions for Item 20, which ATTORNEY GRONAUER agreed to.

CHAIR QUINN declared the Public Hearing closed for Items 17-20.

See Item 19 for related backup.