



City of Las Vegas

Agenda Item No.: **41.**

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: SDR-4729 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-8635) TO ADD ALTERED LOT FOOTPRINTS AND ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE 12 FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED FOR 30 LOTS on 2.91 acres at the southwest corner of Alexander Road and Clark County 215 (APNs multiple, PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for SDR-8635
5. Planning Commission Approval Letter for SDR-39117
6. Planning Commission Approval Letter for SDR-46514
7. Justification Letter
8. Protest Postcard
9. Submitted after Final Agenda Staff Report and Protest/Support Postcards

Motion made by GUS FLANGAS to Approve subject to conditions

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

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

Minutes:

CHAIR QUINN declared the Public Hearing open.

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STEVE GEBEKE, Planning, reported this request would increase the minimum garage setback from six feet to eight feet for 30 lots within the subject subdivision. Staff opposes the request, as the increased setback will encourage parking in driveways that are not designed to accommodate vehicles, resulting in the blockage of sidewalks and streets. The new models being proposed could be redesigned to fit the lots as approved; therefore the request is self-imposed.

ATTORNEY ROBERT GRONAUER, representing Ryland Homes Nevada, LLC, indicated there have been several developers for this property in the past five years. He restated the request and asked for the Commission's approval subject to conditions.

TODD FARLOW, Las Vegas resident, discussed with ATTORNEY GRONAUER that visitors would be able to park on the streets. MR. FARLOW felt resident on-street parking should be prohibited.

CHAIR QUINN declared the Public Hearing closed.

