



*City of Las Vegas*

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAGO

Consent  Discussion

**SUBJECT:**  
MOD-48855 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON INNOVATION NV, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation From: ML-MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TOWN CENTER MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 26.4 acres adjacent to the southeast corner of 1900 Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 06/19/2013

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="3"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="2"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="0"/>

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-48855, VAC-48854 and SDR-48852
3. Supporting Documentation
4. Photos - MOD-48855, VAC-48854 and SDR-48852
5. Justification Letter - MOD-48855, VAC-48854 and SDR-48852
6. Protest Postcards MOD-48855 and SDR-48852
7. Submitted after Final Agenda Revised Landscape Plan MOD-48855, VAC-48854 and SDR-48852 and Protest/Support Postcards MOD-48855 and SDR-48852

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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 28-30.

## PLANNING COMMISSION MEETING OF: MAY 14, 2013

DOUG RANKIN read the staff report. He stated that staff recommended approval of the modification and the vacation as the proposed changes are in line with the objectives of the Town Center Development Manual. However, staff recommended denial of the site development plan review because the proposed design does not meet the Town Center Development Standards. With receipt of a revised landscape plan, he read a revised Condition 4.

ATTORNEY CHRIS KAEMPFER, representing the applicant, went over the details of the applications. The site plan includes open space requirements that are being exceeded. One of staff's concerns was connectivity, which although is not required to be met in Town Center, the applicant has addressed it. Plans have been submitted to show that Campbell Road will be developed according to requirements. Regarding the interior streets, the applicant has requested waivers of the streetscape in order to provide amenities and sidewalks on both sides of the interior streets. He requested approval of all items.

TODD FARLOW, Las Vegas resident, suggested making necessary changes to include solar panels. He observed that the streets look nice.

COMMISSIONER MOODY asked MR. RANKIN if the Campbell Road waiver for the streetscapes is included in one of the conditions. MR. RANKIN stated Condition 5 addresses the waiver for the standards. The plan indicates that Campbell Road is not being constructed in accordance with Town Center development standards. The applicant has requested a waiver to allow a six-foot wide sidewalk and a four-foot wide amenity zone where a seven-foot sidewalk and a seven-foot, six-foot wide amenity zone is required, which the applicant indicated is no longer needed; therefore Condition 7 can be deleted, and the applicant can conform to the Town Center requirements. Regarding connectivity, staff has not held discussions with the applicant's engineer, but it is not applicable in Town Center.

COMMISSIONER MOODY expressed support, especially since the issue of Campbell Road was resolved. COMMISSIONER QUINN said it is a very nice project.

ATTORNEY KAEMPFER confirmed with COMMISSIONER MOODY and MR. RANKIN that Condition 6, which addresses the interior streets, will remain.

CHAIR FLANGAS declared the Public Hearing closed for Items 28-30.