



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 11, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: REBEYANCA - ZON-52391 - REZONING - PUBLIC HEARING - APPLICANT: D R HORTON
OWNER: VALENCEA A 1004 INCOME PROPS, LLC - For possible action on a request for a
Rezoning FROM: R-E RESIDENTIAL (ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL)
on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard
(APNs 163-03-201, 202, 203, 204 and 205), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends
APPROVAL.

C.C.: 04/10/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
2. Conditions and Staff Report - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
3. Supporting Documentation
4. Photos - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
5. Justification Letter - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
6. Protest/Support Postcards - ZON-52391 and VAR-52392 [PRJ-52028]
7. Protest/Support Postcards - ZON-52391, VAR-52392 and TMP-52393

Motion made by VICKI QUINN to Approve

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 20-22.

DOUG RANKIN, Planning, reported that staff recommended approval of the rezoning as the density is compatible with existing surrounding development and it is an appropriate buffer to RPD-2. However, the variance request is due to a self-created hardship and staff recommends its denial, as well as denial of the tentative map. If approved, staff recommends three additional conditions, which he read.

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ATTORNEY JENNIFER LAZOVICH, Kaempfer and Crowell, representing the applicant, described the properties in the area and indicated that the plan was changed after it was submitted to staff to show a gate for the proposed gated subdivision with 11 lots. The variance is for the connectivity ratio, given that this is such a small piece of property. Compliance with the ratio would require placement of a gate at the northern end of the property between two homes, which does not make sense. The second variance is to eliminate the sidewalk on the eastern side because the residents expressed at a neighborhood meeting that they would prefer the developer provide five additional feet of landscaping along the rear of the eastern portion of the property. Given that this area has very low water pressure, the applicant will connect to the existing Las Vegas Valley Water District 2745 Upper Pressure Zone to bring in water. Additionally, she suggested Condition 7 of the tentative map be amended to delete the last sentence referencing internal public streets. She showed drawings of the conceptual elevations.

SUSAN BROWN, representing the Blue Heron community, expressed support of this gated community.

DAVID NOLTON, who lives east of this development, said D. R. Horton was amenable to the residents' requested changes, including the additional five feet of landscape along the rear of the eastern property line.

Knowing the history of the Blue Heron project, COMMISSIONER TRUESDELL commended D. R. Horton for being able to satisfy the residents and agreed that an additional five feet of landscape will complement the development.

COMMISSIONER SCHLOTTMAN requested a briefing on the connectivity ratio requirements, and asked if the ratio takes into consideration smaller streets. FLINN FAGG, Planning Director, stated that as staff considers variances from the connectivity ratio, it needs to ensure access to the neighborhood to make sure, for example, that residents do not have to drive two miles to get to a school located behind a property.

COMMISSIONER QUINN commented that she was initially opposed to this project; however, she is impressed with how D. R. Horton has stepped up and worked with the neighbors. She expressed her full support.

ATTORNEY LAZOVICH suggested adding a condition to Item 22 referencing a gated community. LUCIEN PAET, Public Works, indicated the last sentence of Condition 7 will be deleted and Condition 10 already speaks to a gated community.

CHAIR FLANGAS declared the Public Hearing closed for Items 20-22.