



City of Las Vegas

Agenda Item No.: 30.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG**

☐ Consent ☒ Discussion

SUBJECT: SUP-5478 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: DAVID AND JESSICA LIVINGSTON, ET AL - For possible action on an request for a Special Use Permit FOR A SENIOR CITIZEN APARTMENT USE WITH WAIVER TO ALLOW APARTMENTS ON THE GROUND FLOOR WHERE NONE ARE PERMITTED. PRIMARY RESIDENT OR GUEST ENTRYWAY IN CONJUNCTION WITH COMMERCIAL USES AND A FRONT ELEVATION THAT DOES NOT HIGHLIGHT THE DIFFERENCE IN USES at 6705 West Long Mountain Road (APNs 138-02-101-002 and 015), C-1 (Limited Commercial) Local Ward 4 (Anthony) [PRJ-54521]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-54788 and SDR-54789 [PRJ-54521]
2. Conditions and Staff Report - SUP-54788 and SDR-54789 [PRJ-54521]
3. Supporting Documentation - SUP-54788 and SDR-54789 [PRJ-54521]
4. Photos - SUP-54788 and SDR-54789 [PRJ-54521]
5. Justification Letter - SUP-54788 and SDR-54789 [PRJ-54521]

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 30 and 31.

GREG KAPOVICH, Planner, indicated that the applicant is proposing to develop a second phase to the Senior Citizen Apartment complex located on the parcel adjacent to the west. This project

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will be integrated into the existing complex and share amenities, parking and cross access. It is a challenge to develop the lot due to its irregular shape. Staff supports the waivers and the fact that the project is being developed as a second phase of the adjacent project to the west. The development can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and will be an appropriate buffer between the existing multi-family residences to the south and the commercial properties to the north and east. Staff recommended approval.

AUDREY ASSELIN, Impulse Engineering, appeared on behalf of the applicant and explained that this is the second phase of the senior complex. The proposed project is located on Lone Mountain Road and the 1.25 acre parcel is zoned C-1 (Commercial) with a proposed three-story 60 unit building. The existing Phase I is one hundred percent occupied and there are 400 qualified applicants waiting for placement at this site. The existing zoning allows this type of development and the proposed commercial uses will be limited to residents only. The applicant is seeking waivers for the parking lot landscaping, a reduced landscape buffer and a waiver to allow the four-foot wide landscape buffer along the north perimeter due to the inset of the bus turn-out. She asked that Condition 10 of the Site Development Plan Review be deleted as Condition 19 should insure that they meet the conditions of the joint access easement for Phase I. There is no intent to merge the parcels; each parcel has a separate owner and has different lenders. She agreed with all other conditions.

Regarding the consolidation of lots, PETER LOWERY, Planning Supervisor, clarified for COMMISSIONER SCHWARTZMAN that staff requests a comprehensive development when consolidating its parcels into one. Therefore there would not be any shared access agreement. Condition 13 facilitates that with the mapping action because it asks for that shared agreement, which is irrevocable. Staff is amenable to the removal of the mapping condition.

CHAIR FLANGAS declared the Public Hearing closed by Items 30 and 31.