



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 14, 2015**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - VAR-57017 - MARIA E. PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALK ON HICKAM AVENUE AND NO GATE ON A PRIVATE STREET WHERE SIDEWALKS ARE REQUIRED on 4.69 acres at the northwest corner of Hickam Avenue and Leon (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56896] Staff recommends DENIAL.

C.C.: 5/20/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-57017, WVR-57018, WVR-57213 and TMP-57025 [PRJ-56896]
2. Conditions and Staff Report - VAR-57017, WVR-57018, WVR-57213 and TMP-57025 [PRJ-56896]
3. Supporting Documentation - VAR-57017, WVR-57018, WVR-57213 and TMP-57025 [PRJ-56896]
4. Photo(s) - VAR-57017, WVR-57018, WVR-57213 and TMP-57025 [PRJ-56896]
5. Justification Letter - VAR-57017, WVR-57018, WVR-57213 and TMP-57025 [PRJ-56896]
6. Protest/Support Postcards and Concern Letter - VAR-57017 and WVR-57018 [PRJ-56896]

Motion made by BYRON GOYNES to Approve subject to conditions

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

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

Minutes:

CHAIR MOODY declared the Public Hearing open for Items 19-22.

PLANNING COMMISSION MEETING OF: APRIL 14, 2015

PETER LOWENSTEIN, Planning Section Manager, stated the subject site consists of one parcel totaling 4.69 acres of land located on the northwest corner of Hickam Avenue and Leon Avenue. As proposed, the Tentative Map for an eight-lot single-family residential subdivision requires two variances and three waivers. The requested variances and waivers are to not provide streetlights or sidewalks inside and outside of the development, to allow no gate on a private residential street that does not meet Complete Streets standards and to allow a narrower street intersection offset than code requires. The density of the proposed development is consistent with the existing General Plan Land Use designation of DR (Desert Rural Density Residential) and the lot sizes are consistent with development within the R-2 (Residence Estates) zoning district; however, the requested waivers and variances are inappropriate for this rural setting; therefore, staff recommended denial of all the requests.

RON PORTERO, representing the applicant/owner, commented that only one meeting would have been necessary, except that an issue arose with a property owner between the parcels. However, a resolution was reached with this homeowner, and the applicant has agreed to a condition to be added by Public Works.

RICK BERNI, Vice President of the Northwest Area Recreation Association (NARA), concurred with comments of MR. PORTERO and stated that after lengthy discussions, certain terms were achieved which would be to limit the development to one-story homes and that an aesthetically pleasing wall would be erected along Leon Street. CHAIR MOODY confirmed with MR. BERNI that he was aware that Leon Street was not under consideration at this meeting.

COMMISSIONER BONAP supported the project.

COMMISSIONER GOYNES clarified that the external intersection offset under Item 21 was for 194 feet. He agreed that this offset should be maintained. He discussed with LUCIEN PAET, Engineering Project Manager, that the crash gate would be addressed under Item 22, as part of the Tentative Map, adding that a revised plan would be needed showing the gate if it were required by the Planning Commission. MR. PORTERO confirmed with MR. PAET that such a condition would be in relation to the final map. MR. PAET reiterated that only if it were required by the Commission.

Regarding TMP-57025, COMMISSIONER GOYNES questioned if the applicant's intent was to add a crash gate or to close the cul-de-sac, and MR. PORTERO said he would agree to the condition crafted by Public Works staff. MR. PAET commented that the code requires a variance for any public street ending without a cul-de-sac. Should the crash gate option be pursued, staff would require a separate variance from the cul-de-sac requirement. If this variance were denied, the applicant would have to provide a re-design for two cul-de-sacs, one for either side of Leon Street. Staff's condition addresses both scenarios to be handled as part of the final mapping stage. He read the added condition, with which MR. PORTERO agreed.

CHAIR MOODY declared the Public Hearing closed for Items 19-22.