



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2016**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - VAR-63584 - MAIA E. PUBLIC HEARING - APPLICANT: DR HORTON
OWNER: SAM H. TRUST - For position on a request for a Variance TO ALLOW A
CONNECTIVITY RATIO OF 1.0 WHEREIN .3 IS REQUIRED AND TO ALLOW NO
AMENITY ZONING WHEREIN SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL
SUBDIVISION of 2.2 acres at the northwest corner of Dorrell Lane and Decatur Boulevard
(APN 125-24-503-020) in Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff
recommends DENIAL.

C.C.: 10/19/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
2. Conditions and Staff Report - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
3. Supporting Documentation - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
4. Photo(s) - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
5. Justification Letter - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
6. Protest/Support Postcards - VAR-63854 and WVR-63585 [PRJ-63482]
7. Letter of Rebuttal for VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
8. Release Letter from DR Horton - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
9. Concern Email and Exhibits by James Limerick for VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
10. List of Residents James Limerick Represented and Supporting Documentation by James Limerick for VAR-63584, WVR-63585, TMP-63586 [PRJ-63482], VAR-63577, WVR-63579, TMP-63580 [PRJ-63479], VAR-63587, WVR-63588 and TMP-63589 [PRJ-63483]

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CEDRIC CREAM, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:

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

PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2016

STEVE SWANTON, Senior Planner, reported that the issues with this site had to do with providing adequate separation distance between intersections, providing Complete Streets along Decatur Boulevard and Dorrell Lane and connectivity to the perimeter streets. Revised plans were received in August changing the sidewalk along Dorrell Lane to a decomposed granite surface; however, this was not reflected in the notification that was mailed. In addition, the applicant had informed staff earlier in the day that streetlights would be provided on the interior of the subdivision. As no evidence of a unique or extraordinary circumstance related to the property was presented to warrant the requested waivers and variances, staff recommended denial of all items. As the waiver of interior streetlights was no longer needed, he read into the record a change to Condition 3 on Item 29.

RON PORTARO, 7958 Lookout Rock Circle, appeared on behalf of the applicant. He explained that at the request of the neighbors, the applicant matched the southwest corner, which was currently developed with sidewalks and landscaping; this was not in the original plan so those plans were redrawn. He briefly touched on the connectivity issue and the offset of 187 feet. He emphasized that the plan was to put in only eight lots, when 16 were allowed. He acknowledged agreement with the streetlights being added back in.

JAMES LIMERICK, JOHN DERRICA, BRIAN FORTNER and MARK CHRISTIANSON, residents, appeared in opposition expressing concerns with approving waivers on a project that sits on a street intersection on Decatur Boulevard, which is a major road; the applicant should be held to the standards in place. Additional concerns included the lack of turn lanes from Decatur Boulevard onto Dorrell Lane and Decatur Boulevard onto Shady Chestnut Cove, the project seemingly being more about profit, the reduction in traffic flow, no crosswalk or pedestrian identifiers for the crossing, no stop light and the sidewalk ending just before the proposed development.

MR. PORTARO explained that the Department of Public Works did not require a turn lane at this location, but there was a transition. He disputed the statement regarding being profit driven as the applicant was only putting in eight lots when 16 were allowed. Additionally, he stated that the applicant would work with Public Works regarding any required crosswalk striping at the location.

CHAIR MOODY asked Public Works to address the turn lane and crosswalks. LUCIEN PAET, Engineering Project Manager, indicated that the requirement for a crosswalk would be determined once the construction drawing submittal was reviewed by an engineer. The turn lane was not required because the volume of traffic southbound did not warrant putting in a dedicated right turn lane.

COMMISSIONER QUINN commented that she has never seen an applicant work so hard to meet the needs of the neighbors.

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