



Agenda Item No.: 47.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 11, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: BEYANET - GPA-64853 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE ROOMS, LLC - For possible action on a request for a General Plan amendment FROM: B12 (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.

C.C.: 11/10/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

17

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report - GPA-64853 and ZON-64854 [PRJ-64731]
3. Supporting Documentation
4. Photo(s) - GPA-64853 and ZON-64854 [PRJ-64731]
5. Justification Letter - GPA-64853 and ZON-64854 [PRJ-64731]
6. Protest Postcards and Letter - GPA-64853 and ZON-64854 [PRJ-64731] and Protest Email for GPA-64853 [PRJ-64731]

Motion made by GUS FLANGAS to Approve

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

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

Minutes:

CHAIR MOODY declared the Public Hearing open for Items 47 and 48.

JONATHAN BOYLES, Planner II, reported that the applicant requested amending the General Plan land use designation from DR (Desert Rural Density Residential) to L (Low Density Residential) and the zoning on the subject property from R-E (Residential Estates) to R-1 (Single

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Family Residential). No Tentative Map has been submitted with this request. The L (Low Density Residential) land use and corresponding R-1 zoning district are appropriate buffering designations between the existing assisted living facility to the east, undeveloped land to the north and undeveloped Clark County residential properties to the west and south side of the proposed site. The proposed changes are appropriate and compatible with adjacent land uses; therefore, staff recommended approval.

RANDY BLACK, JR., applicant owner representative, stated that they have held four neighborhood meetings to address the issues with the project. He showed the original site plan and final design and he reviewed the accommodations made due to requests from the neighbors. The first plan had access to Regena Avenue and minimum lot sizes of 8,000 square feet per lot. Based on feedback from the neighbors, the plan now has minimum lot sizes of 15,000 square feet that front Regena Avenue, access to the site will now be from Centennial Parkway and the RNP (Rural Neighborhood Preservation) area will be buffered with the larger minimum lot sizes on the back. He felt this was a good precedent and would provide a density that will support a reasonable development given the proximity to the double section line corner at Fort Apache Road and Centennial Parkway as well as abutting the 120-bed convalescent care facility.

MIKE RIVNEY read a concern letter which was not submitted in backup, from a leader in his neighborhood. He stated that there are no other housing areas in the southern side that are at this proposed density, and this would set a precedent.

MR. BLACK respected the need for a place for RNPs and they are trying to establish a buffer zone that makes sense along the streets that are near major traffic arteries and double section line corners with surrounding uses that are much more intense than R-E. He pointed to a development south of Centennial Parkway that was zoned R-1 and was the same density this project proposes. He thought this project was a great plan that makes sense for the area, and he requested approval.

CHAIR MOODY agreed with staff's recommendation for approval, and he was in support.

CHAIR MOODY declared the Public Hearing closed for Items 47 and 48