



City of Las Vegas

Agenda Item No.: 58.

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

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: GPA-66467 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR. MORTON, VC - OWNER: BERNARD AND ESTELLE KAHN, ET AL - For possible action on a request for General Plan Amendment from: RNP (RURAL NEIGHBORHOOD PRESERVATION) ZONING (RURAL DENSITY RESIDENTIAL) on 10.36 acres located at the northwest corner of Rambo Grande Avenue and Alpine Ridge Way (APNs 126-25-301-004 and 005), R-E (Residence Single-Family) Zone, Ward 6 (Ross) [PRJ-66358]. Staff recommends APPROVAL.

C.C.: 11/16/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	3
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. Conditions and Staff Report - GPA-66467, ZON-66468, VAR-66469, WVR-66470, WVR-66471, VAC-66473 and TMP-66472 [PRJ-66358]
3. Supporting Documentation - GPA-66467, ZON-66468, VAR-66469, WVR-66470, WVR-66471, VAC-66473 and TMP-66472 [PRJ-66358]
4. Photo(s) - GPA-66467, ZON-66468, VAR-66469, WVR-66470, WVR-66471, VAC-66473 and TMP-66472 [PRJ-66358]
5. Justification Letter - GPA-66467, ZON-66468, VAR-66469, WVR-66470, WVR-66471, VAC-66473 and TMP-66472 [PRJ-66358]
6. Protest Postcard - GPA-66467 and ZON-66468 [PRJ-66358]
7. Submitted after Final Agenda Protest Postcard for GPA-66467 and ZON-66468 and Protest Log for GPA-66467, ZON-66468, VAR-66469, WVR-66470, WVR-66471, VAC-66473 and TMP-66472 [PRJ-66358]

Motion made by GUS FLANGAS to Approve

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS,
SAM CHERRY; (Against-None); (Abstain-TODD L. MOODY); (Did Not Vote-None);
(Excused-GLENN TROWBRIDGE)

PLANNING COMMISSION MEETING OF: OCTOBER 11, 2016

NOTE: CHAIR MOODY abstained from voting on Items 58-64 as DR Horton is a client of the law firm that he works for.

Minutes:

ACTING CHAIR SCHLOTTMAN declared the Public Hearing open for Items 58-64.

FRED SOLIS, Senior Planner, reported that the subject site is not located within the Rural Preservation Overlay, and the allowable densities and lot sizes associated with the proposed GPA (General Plan Amendment) and Rezoning are generally consistent with development in the immediate area; therefore, staff recommended approval.

A Vacation has been requested to vacate U.S. Government Patent Easements generally located on the north side of El Campo Grande Avenue, west of Alpine Ridge Way; staff recommended approval.

Waivers of Title 19.02 and 19.04 have been requested to allow no interior streetlights and to allow private streets within a gated community to not be developed to public street standards. The applicant has not provided substantial evidence to support the requested Waivers; therefore, staff recommended denial.

The applicant has requested a Variance of Title 19.04 to complete street standards to allow a connectivity ratio of 1.0 where 1.3 is required, and to allow no amenity zone along El Campo Grande and Alpine Ridge Way where five feet is required. The applicant has created a self-imposed hardship by designing a superior street network that does not meet the 1.3 connectivity ratio or street amenity zone requirements; therefore, staff recommended denial.

ATTORNEY BOB GRONAUER appeared on behalf of the applicant. He showed the location of a previous DR Horton project that had a line of development on Alpine Ridge Way where R-D zoning was on both sides, and the east side had 20,000 square foot lots. They made record at a previous City Council meeting and once the final maps were recorded, they would request this rezoning. The Waiver and Variance requests for the subject project are the same as what was approved for the R-D development to the north; there will be no interior streetlights, and the streetscapes will match the existing projects to the north. This development will have 29 homes which are well below what R-D zoning allows. The Vacation request is a U.S. Government easement. A neighborhood meeting was held, but nobody attended; ATTORNEY GRONAUER requested approval of all items.

MIKE RIVNEY stated that he and his neighbor were not notified about this project. He was in support of Items 61-63.

ACTING CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 58-64.