



City of Las Vegas

Agenda Item No.: 73.

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

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: MOD-66199 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KB TOMES NEVADA, INC. - For possible action on a request for a Major Modification of the Cliffs Edge Land Use Plan FROM: M (MED-DENSITY RESIDENTIAL) TO: R-SL [RESIDENTIAL LOT (MIN LOT CONVENTIONAL) CLIFF'S EDGE LAND USE DESIGNATION] 1.232 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive (APN 126-13-501-002), Ward 6 (Ross) [PRJ-66198]. Staff recommends APPROVAL.

C.C.: 11/16/2016

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

15

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Protest Postcards - MOD-66199 and VAR-66346 [PRJ-66198]
6. Submitted after Final Agenda Protest Comment Forms for MOD-66199 and Protest Postcards for MOD-66199 and VAR-66346 [PRJ-66198]

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 73-79.

PLANNING COMMISSION MEETING OF: October 11, 2016

FRED SOLIS, Senior Planner, reported that the applicant is requesting to modify the Cliff's Edge land use designation from Medium Residential density to Residential Small Lot - Mini-lot Conventional for a previously approved 158-lot single-family residential subdivision. The proposed Modification allows for a single-family residential product and reduces the allowable density from 25 to 15 units per acre. The allowable densities and lot sizes associated with the proposed major modification are consistent with the development in the immediate area; therefore, staff recommended approval.

The Residential Small Lot - Mini-lot Conventional development standards require a 10-foot side yard setback for lots located along parcel property lines, which are lot lines along the perimeter of the development. The applicant has requested Variances to allow a five-foot setback where 10 feet is required for six lots along the south property line. The applicant has created a self-imposed hardship by overbuilding the site and not designing a residential development that can meet the intent of the Residential Small Lot - Mini-lot Conventional designation; therefore, staff recommended denial of all six Variance requests.

ATTORNEY BOB GRONAUER appeared on behalf of KB Homes. He requested that his comments from Item 69 be incorporated into these items.

CHAIR MOODY requested that his previous comments be incorporated into these items, and he was in support.

See Item 69 for related background and discussion.

CHAIR MOODY declared the public hearing closed for Items 73-79.

