



City of Las Vegas

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 11, 2017**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: WVR-69171 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. -
for possible action on a request for a waiver to ALLOW NO INTERIOR STREETLIGHTS
WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on
10.36 acres located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way
(APNs 126-25-304 and 003), R-D (Single Family Residential-Restricted) Zone, Ward 6
(Ross) [PRJ-69090]. Staff recommends DENIAL.

C.C.: 5/17/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

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 - WVR-69171, WVR-69172, VAR-69170, VAC-69173 and TMP-69174 [PRJ-69090]
2. Conditions and Staff Report - WVR-69171, WVR-69172, VAR-69170, VAC-69173 and TMP-69174 [PRJ-69090]
3. Supporting Documentation - WVR-69171, WVR-69172, VAR-69170, VAC-69173 and TMP-69174 [PRJ-69090]
4. Photo(s) - WVR-69171, WVR-69172, VAR-69170, VAC-69173 and TMP-69174 [PRJ-69090]
5. Justification Letter - WVR-69171, WVR-69172, VAR-69170, VAC-69173 and TMP-69174 [PRJ-69090]
6. Clark County School District Development Tracking Form - WVR-69171, WVR-69172 and TMP-69174 [PRJ-69090]
7. Support Comment Form for WVR-69171 and WVR-69172 [PRJ-69090]
8. Submitted after Final Agenda - Protest Postcards for WVR-69171 and WVR-69172 [PRJ-69090]

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 2; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 3

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

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NOTE: CHAIR MOODY abstained from voting on Items 29-33 as his law firm represents D.R. Horton.

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 29-33.

STEVE SWANTON, Senior Planner, read staffs report stating that this site was before the Commission in 2016 for approval of a similar residential development. The applicant is requesting to keep the approved R-D (Single Family-Restricted) zoning but change the configuration of the streets and the lots. If approved, the previously approved entitlements would be expunged. As with those requests, staff recommended the complete Street Standards be implemented along Alpine Ridge Way, that adequate connectivity and interior street lights be provided and the private streets be developed to public street standards as there are no physical characteristics of the land from preventing these standards from being met. Staff recommended denial of the two waivers, the variance and the tentative map. The existing government patent easements are no longer needed and staff, therefore, recommended approval of the vacation request.

ATTORNEY BOB GRONAUER, 1980 Festival Plaza Drive, appeared on behalf of the applicant and property owner, D.R. Horton. He reviewed the history of what took place when he was before the Commission in October 2016. The subsequent application submitted for a 29-lot residential subdivision showing the ingress/egress on El Campo Grande Avenue was approved by the Planning Commission and City Council in 2016; the waivers and variance being requested at this meeting were the same that were previously approved. He referenced the letter of final action which stated that the waiver to allow private streets to not be developed to public street standards behind the gate was approved in November 2016. The waiver to allow no interior streetlights and the variance for the connectivity ratio were also approved in November 2016 by the City Council.

In finalizing some of the plans, the applicant decided to reorient the ingress/egress from El Campo Grande Avenue to Alpine Ridge Way, which is the application currently before the Commission. The four associated applications are on the agenda because of the new site design; the 29 lots that were already approved however will not change. ATTORNEY GRONAUER noted what was being proposed was in keeping with what was promised to the neighbors. He stressed the only change to the previously approved applications was the location of the ingress/egress. With regard to the vacation, to which staff recommended approval, he noted that El Campo Grande Avenue runs into the 215 Beltway, so it was not needed to travel west.

RANDALL HARRIS, resident, pointed out his residence on the corner lot. He expressed concerns with the proposed entry being directly across from his exit, the density, traffic congestion, lack of amenities, and the possibility of someone looking into his backyard. He asked the Commission to deny the applications before them.

ATTORNEY GRONAUER pointed out that the applicant was not increasing the density from what was approved in 2016. The current standard allows eight homes on five acres; the applicant is building approximately 2.9 units to the acre when approximately 3.5 units to the acre

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are allowed.

COMMISSIONER TROWBRIDGE restated that this project was previously approved by the Planning Commission and City Council, and the change presented related to the ingress/egress only. He explained what the impact would be to those residents coming out onto El Campo Grande Avenue, and he hoped that this explanation was satisfactory to the opposition that was expressed.

To alleviate any confusion as to the number of affirmative votes needed to pass an item, subsequent to the vote, ASSISTANT CITY ATTORNEY BRYAN SCOTT explained that with General Plan Amendments (GPAs), five affirmative votes were needed to pass. As there were only four Commissioners in attendance, all GPAs would go forward to the Council as a denial for failure to meet a super majority. For all other items, a simple majority of the number voting, whether that is three or four, was required to pass that item.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 29-33.