



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: DR-4827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: WESTCLIFF PHASE 2, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPED BUFFER ALONG THE SOUTH PROPERTY LINE WHERE A SIX-FOOT BUFFER IS REQUIRED. 2.38 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-005), R-3 (Medium Density Residential) Zone, Ward 2 (Boers). Staff recommends APPROVAL.

P. C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Condition Confirmation Letter and Protest Postcards

Motion made by RICHARD P. BONAR to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 13 and 14.

DOUG RANKIN, Planning Manager, read the staff report and recommended approval.

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BOB FEIBLEMAN, Nevada H.A.N.D., appeared on behalf of the applicant to request approval. He concurred with staff's recommendations.

RENEE LEWIS and EVELYN FRANK, Las Vegas residents, stated that they did not object to the development, but requested a six-foot buffer.

TODD FARLOW, Las Vegas resident, asked if there were two owners and was told by MR. FEIBLEMAN that although there are two owners, Nevada H.A.N.D. is part of both of them.

COMMISSIONER BONAR received confirmation from LUCIEN PAET, Public Works Engineering Project Manager, that the development will not be landlocked and that the landscape buffer is separating the parcel into two lots. However, the issue of preventing the development from being landlocked cannot be addressed until the site development plan review is approved.

COMMISSIONER QUINN asked MR. FEIBLEMAN how difficult adding a buffer would be. MR. FEIBLEMAN explained that there is a buffer between the two parcels and displayed a map on overhead monitors. He clarified that the elimination of a buffer is not along the exterior of the property but within the development site. MR. FEIBLEMAN then confirmed for COMMISSIONER QUINN that he did not hold a neighborhood meeting and agreed with COMMISSIONER QUINN that a neighborhood meeting would be appropriate.

MR. RANKIN clarified that the applicant is creating two legal parcels and requires the waiver for the landscaping buffer between parcels. They are not adjusting the perimeter landscape buffers.

COMMISSIONER SCHLOTTMAN further clarified the requested landscape buffer waiver.

COMMISSIONER BONAR stated that there is adequate landscaping.

CHAIR FLANGAS declared the Public Hearing open for Items 13 and 14.

See Item 7 for related discussion.