



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

CON-7107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DELAPENA TREJO FAMILY TRUST - For possible action on request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.42 acres at 1703 North Michael Way (APN 13-244453-014) Ward 4 (Barlow) [PRJ-70816]. Staff recommends APPROVAL.

C.C. 9/20/2017

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by CEDRIC CREAR to Approve

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

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

STEVE SWANTON, Sr. Planner, reported the subject site was developed with an existing single-family dwelling. The purpose for the request is to provide the ability to subdivide the parcel to create an additional single-family lot. The request is consist with the existing General Plan land use designation and is appropriate in an area of predominantly low density Single-Family Residential (R-1) zoned properties. He noted that a 10-foot drainage easement is located along

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the northern portion of the site and would limit future development in that area. Staff recommended approval.

He added that an additional protest had been received after publication.

GARY CARLSON, architect, appeared with the owner and stated that the lot is a double-wide lot and the owner would like to build a private residence and divide the property. The storm drain easement mentioned in staff report is from the 1970s, is abandoned and must be removed. The private residence will be similar to the others on the street.

COMMISSIONER CREAR asked about the applicant's intent to build two homes on one lot. MR. CARLSON confirmed that, currently, the lot is zoned as Residential Estates (R-E) and in order to build a second residence, the lot must be R-1. Using the Zoning Map, COMMISSIONER CREAR pointed out that all of the lots on Michael Way to the north and to the south of the subject property are all R-E. He assumed that the applicant's home would be the only one facing Michael Way zoned R-1. MR. CARLSON did not believe that was the case as all of the homes are R-E and reiterated that the applicant's lot is a double-wide lot.

CHAIR SCHLOTTMAN asked staff about the R-E designations shown on the Zoning Map and the grey hash mark lot. PETER LOWENSTEIN, Planning Section Manager, confirmed those lots are within Clark County and believed the zoning of the surrounding properties was designated R-E. The current Title 30 requirements on them are 18,000 square-foot lots, but they do have the ability to go down to 10,000 square feet. He noted the lots have been in existence for a long time with construction going back to 1962, so some of the lots may be substandard to the current Title 30 requirements and may be smaller in size.

COMMISSIONER CREAR said he lives in an R-E area and would not want someone to infringe on his lot. He could not support putting two homes on one lot. MR. CARLSON stated that if the new residence is built, it would be in the exact same placement as the other residences along Michael Way. Currently, the second half of the lot is vacant. He emphasized that the finished product would look like a regular house along the street and would not encumber any other residents.

COMMISSIONER CHERRY asked about the drainage easement to which LUCIEN PAET, Engineering Project Manager, explained.

After reviewing the size of the lot and what is immediately north of it, COMMISSIONER CHERRY could support the application.

COMMISSIONER TOUSSAINT asked about the size of the homes on the lot. MR. CARLSON stated that they would be approximately 1,200 square feet, and most of the other homes on the street are about the same size. He added that he and the applicant have met with the Department of Public Works about the drainage easement.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

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