



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: BEYANCA - ZON-73294 - REZONING - PUBLIC HEARING - APPLICANT: RANCHO VILLAGE PARTNERS, LLC - OWNER: BAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-UM (MEDIUM DENSITY RESIDENTIAL) on 33.47 acres on the west side of Rancho Drive, 230' north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Crear) [PRJ-73073]. Staff recommends APPROVAL.

C.C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-73294 and SDR-73295 [PRJ-73073]
2. Conditions and Staff Report - ZON-73294 and SDR-73295 [PRJ-73073]
3. Supporting Documentation - ZON-73294 and SDR-73295 [PRJ-73073]
4. Photo(s) - ZON-73294 and SDR-73295 [PRJ-73073]
5. Justification Letter - ZON-73294 and SDR-73295 [PRJ-73073]
6. Clark County School District School Tracking Form - ZON-73294 and SDR-73295 [PRJ-73073]
7. Comments from Clark County Department of Aviation - ZON-73294 and SDR-73295 [PRJ-73073]
8. Protest/Support Postcards for ZON-73294 and SDR-73295 [PRJ-73073]
9. Documentation Not Vetted - Protest Postcard Reproduction (21) for ZON-73294 and SDR-73295 [PRJ-73073]

Motion made by BRENDA J. WILLIAMS to Approve

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

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

PLANNING COMMISSION MEETING OF: JULY 10, 2018

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 25 and 26.

JONATHAN BOYLES, Senior Planner, reported that the proposal is for a multi-family residential complex that includes 45 two- and three-story buildings to be completed in three phases. The development meets all Title 19 design and parking standards. Staff supports a Waiver of the perimeter buffer standards as Smoke Ranch Road is a 100-foot wide major arterial street, and the impact to the adjacent residential development to the south would, therefore, be minimal. The proposed rezoning conforms to the General Plan land use for the parcel. The multi-family residential land use will complement the adjacent commercial uses and will not negatively affect traffic flow on the major streets and the surrounding area. Therefore, staff recommended approval of the request.

ATTORNEY IZZ DEBK, on behalf of the applicant, thanked the Commissioners for allowing them time to hold a neighborhood meeting, as well as meet with COMMISSIONER WILLIAMS. She noted that there were a couple of issues they ran into at the neighborhood meeting and she was prepared to provide feedback on some unanswered questions from the last Planning Commission meeting.

MS. DEBK reviewed the project and stated that they are requesting a zone change to R-3 (Medium Density Residential) to allow for 22.04 units per acre. Referencing a site drawing, she explained that the project will be divided into three separate phases, each having its own clubhouse and parking with some parking. They are only providing studio, and one- and two-bedroom apartment units. The product is for two and three stories, with a maximum height of 35 feet, which meets the height limitation of the area and airport. They would also like to reach out to the Texas Station and Fiesta Hotels to see if they could provide any incentives for the employees who want to live close to their employment.

At the neighborhood meeting, approximately 20 neighbors attended. She addressed two questions posed by the neighbors. In regard to whether or not crash gates could be added to both the Decatur Boulevard and Smoke Ranch Road exits to try and limit vehicles coming into the existing residential area, she stated that she reached out to the Public Works Department for answers; however, she still needs to speak to the Fire Department. She noted that the applicant is willing to consent to this request as long as the Public Works and Fire Departments are in agreement and there is adequate circulation throughout the site. The applicant is also willing to provide the second request for a wall along the entire perimeter of the property to provide a buffer for the existing homes. They will be working with the Planning Department to try and get the walls worked out and presented to the neighbors.

In response to CHAIR CHERRY'S question from last month's meeting regarding the improvements along the streets as they exist now, she reported that currently there are existing sidewalks on one side of both streets. The plan will be to complete the improvements for both sides of the streets, per phase.

PLANNING COMMISSION MEETING OF: JULY 10, 2018

Regarding COMMISSIONER ROUSH'S questions from the June 2018 Planning Commission meeting about the crash zone, MS. DELK referenced an exhibit on the overhead and noted that the portions in red are the crash zones along the ends of each runway, and that the project was not within any crash zone. As to her concern with the overcrowding of the school, MS. DELK relayed that she spoke with someone at the Clark County School District who provided a number for Doris M. Reed Elementary School of 90.39 percent capacity. MS. DELK inquired as to why this was so different from COMMISSIONER ROUSH'S quote of 125 percent and was told that this number consistently varies due to things such as transient families and different communities moving out of different zones.

MS. DELK advised COMMISSIONER WILLIAMS that the prices would range from approximately \$875 to \$1200; she noted that it would not be Section 8 housing. As to the traffic and light coordination along Rancho Drive, MS. DELK reported that she spoke to RICK SCHROEDER, Project Engineer, in the Public Works Department, who went to the Regional Transportation Commission (RTC) to discuss this with them. At this time, they believe the traffic has a lot to do with the construction projects such as Project Neon along the Rancho Drive corridor. She stated that they offered to conduct a traffic study once this area has stabilized in order to get a better number for consideration on adjusting traffic lights.

BARRY KATZ and CAME PRICE (phonetic) both spoke in opposition. They were both displeased that the people in this area were not notified of the meeting at the Texas Station Hotel. MR. KATZ wondered how many notification cards were sent, as well as the areas they were sent to. Other concerns noted were minor crashes, the rezoning of the lot, higher density, noise, traffic congestion, overcrowded schools, and the poverty level of the children at this specific corner.

MS. DELK addressed the notice issue and stated that they did request new notices prior to their neighborhood meetings, and that they also notified the Councilman's office so that he would be aware of the meeting.

COMMISSIONER WILLIAMS discussed that she had an opportunity to meet with the owner and was impressed; she felt the project was a good fit for the land use and conducive to more upscale apartments. She felt the applicant had addressed everything she requested, and that the applicant had worked hard to reach an agreement with all parties.

ROBERT SUMMERFIELD, Director of Planning, read the added condition for Item 26 regarding the block wall for the record, and MS. DELK agreed to the added condition.

See Item 26 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 25 and 26.