



City of Las Vegas

Agenda Item No.: 46.

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

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: GPA-73566 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: RANCHO DRIVE, LLC - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) 10.52 acres on the east side of the intersection of Rancho Drive and Rainbow Boulevard (APN 740-00-000), Ward 4 (Anthony) [PRJ-73449]. Staff recommends APPROVAL.

C.C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report - GPA-73566, ZON-73567, WVR-73569, VAR-73568, VAC-73570 and TMP-73571 [PRJ-73449]
3. Supporting Documentation - GPA-73566, ZON-73567, WVR-73569, VAR-73568, VAC-73570 and TMP-73571 [PRJ-73449]
4. Photo(s) - GPA-73566, ZON-73567, WVR-73569, VAR-73568, VAC-73570 and TMP-73571 [PRJ-73449]
5. Justification Letter - GPA-73566, ZON-73567, WVR-73569, VAR-73568, VAC-73570 and TMP-73571 [PRJ-73449]
6. Clark County School District School Development Tacking - GPA-73566, ZON-73567, WVR-73569, VAR-73568 and TMP-73571 [PRJ-73449]
7. Submitted after Final Agenda - Protest Postcards for GPA-73566 and ZON-73567 [PRJ-73449]

Motion made by DONNA TOUSSAINT to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (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 46 and 47.

NICOLE EDDOWES, Senior Planner, read the staff report noting that staff has found the proposed amendments to both the land use and zoning maps to be compatible with the surrounding area, as the proposed R-C/L (Single Family Compact-Lot) zoning district will provide an appropriate residential transition area from the existing larger lot single-family residences that exist in the immediate area to the commercial uses that exist south of the subject site. Therefore, staff recommended approval of both requests. MS. EDDOWES noted that additional letters of protest were received since publication.

LORA DREFA, on behalf of the applicant, stated that KB Home is purchasing this 10.52 acre parcel from the same owner of the 45 residential estates that share the north property line; therefore, the northern stakeholder has no objection to this General Plan Amendment (GPA) matter. The property owner to the south has no objection, and the four single-family houses on the eastern property line attended a community meeting and requested revisions. KB Home accommodated the revisions and made modifications to the Tentative Map, which staff is currently processing. The Tentative Map will be heard at the July 14, 2018 Planning Commission meeting.

JANICE HUNSAKER stated that her backyard will be adjacent to this project and after meeting with the applicant, understands that they are trying to help them obtain more privacy, as well as work with them on lighting and driveway parkways. MS. HUNSAKER was in support of the project as long as the applicant accommodates all of the proposed changes. SYLVIA HYNES stated that the new development will be behind her backyard, and although she was not in support of the first plan, she does approve of the second plan.

MARK BANGAN, KB Home, explained that after hearing the neighbors concerns they went back and revised the site plan, and the only reason they needed to request the GPA and zoning changes was because they needed to swap out the Tentative Map; however, there was not enough time to send out notices.

COMMISSIONER TOUSSAINT stated that she drove by this property and believed this was a perfect application and suitable for the area.

See Item 47 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 46 and 47.