



City of Las Vegas

Agenda Item No.: **82.**

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SUP-7346 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: PATRICK COPPINGER - For potential rezoning on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4612 Lilliput Lane (APN 162-07-202-012), R-1 Single-Family Residential Zone, Ward 1 (Tarkanian) [PRJ-73261]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

12

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. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest Comment Form (1)
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Comment Form (1)

Motion made by VICKI QUINN to Deny

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)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, reported that the applicant is proposing to operate a Short-Term Residential Rental use that meets all minimum Special Use Permit (SUP) requirements pursuant to Title 19.12; however, the applicant will not comply with the owner

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occupied requirement and bedroom limitation outlined in the Conditional Use Regulations in Title 19.12; therefore, a SUP is required. Staff recommended approval of the use as it is compatible with the surrounding land uses. MR. BOYLES noted that additional letters of protest were received since publication.

PATRICK COPPINGER, applicant, requested that his application be approved because he is a resident of Las Vegas and believes he would be a great host. Additionally, he shared that because he is in law enforcement, he would not do anything that goes against the rules and regulations and would ensure that his guests are respectful to the neighbors, as well as the rental property. He assured that this will not be a party house because this is his personal property, and he is deeply invested.

Neighbors who spoke in opposition included: RICHARD MANHATTEN (who spoke on behalf of the neighbors in the community who could not attend), ROBERT LAFFIN, JUAN FLORES, and SHERRY MURPH. Some of the concerns noted by the community included that it is a close-knit community that they do not want to change; the impact short-term rentals have on their property values; that the short-term rental is in proximity to Ed. W. Clark High School and that there are many seniors in the area; the applicant would be an attempt to contact or meet with the neighbors; the impact and experience the neighbors have had based on a past short-term rental in the area; lack of enforcement because there is no homeowners association; concerns about parties, drugs, noise, parking, traffic, and an increase in speed of the traffic; that the neighborhood is mostly families and older people, and that the community would like to keep this out of their neighborhood.

MR. COPPINGER stated that he already lives at the home but because of his job, it requires him to be gone a majority of the time. Currently, he has three long-term renters living in the home. Additionally, he stated there would be no required excess parking because there are only four rooms and the cars that would be allowed to park there will be in the garage and driveway.

COMMISSIONER QUINN stated that although he meets the 660-foot requirement, he does not have the support of his neighbors.

CHAIR CHEERY declared the Public Hearing closed.