



City of Las Vegas

Agenda Item No.: **84.**

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SUP-7348 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: CHRISTINA FLAMER - Encompass is applying on a request for a Special Use Permit FOR A PROPOSED SHORT TERM RESIDENTIAL RENTAL USE at 410 South Rancho Drive (APN 139-32-601-0100) (Ranch Academy Zone, Ward 1 (Tarkanian) [PRJ-73391]. 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.

1

City Council Meeting

0

City Council Meeting

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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. Submitted after Final Agenda Protest/Support Postcards
7. Submitted at Meeting Protest Documentation Not Vetted Letter for Phyllis McGuire by Justin Michaels

Motion made by CHRISTINA ROUSH to Deny

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

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

NOTE: COMMISSIONER QUINN abstained on this item because she lives within 400 feet of the applicant.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JULY 10, 2018

JONATHAN BOYLES, Senior Planner, reported that the applicant is proposing to operate a Short-Term Residential rental unit that meets all minimum distance separation requirements of Title 19.12; however, the applicant will not comply with the owner occupied requirement and bedroom limitation outlined in the Conditional Use Regulations in Title 19.12; therefore, a Special Use Permit (SUP) is required. Staff recommended approval of the applicants request as the use is compatible with the surrounding area. MR. BOYLES noted that additional letters of protest were received since publication.

CHRISTINA FLAMER, applicant, acknowledged that her home met all of the requirements, and that she was not asking for any exceptions. Some of her justifications for approval included that there are no rentals within the 660-foot radius; there is no homeowners association; that the home is one quarter of an acre back from the main street and since the driveway has over 100 feet of driveway space, there would be no parking impediment; that the property is one acre and has a minimum of 200-feet on each side, including the back of the neighboring dwellings; the neighboring homes are also on lots that are over one acre in size, and that there is substantial fencing and landscaping on either side of her property, which screens visibility from neighboring yards and homes. MS. FLAMER noted that she is currently building a City compliant wood fence and driveway gate in the front of the home, which will increase the privacy of the home and increase safety. She stated that she is familiar with the operation and implications since her background has been in the commercial real estate industry in California for four years. However, despite her professional experience, this is the first and only home she has ever owned; therefore, maintaining its beauty and integrity is very important to her.

Further, MS. FLAMER noted that she introduced herself to her neighbors upon moving in. She plans to use strategic marketing and advertising to target corporate and Las Vegas Center guests, which she believes are ideal for her as an owner, as well as for her neighbors. Since she travels back and forth to Las Vegas for work, she was originally in the market to save on hotel expenses, but when she found her dream home, she was thrilled at the opportunity to own it and plans on living here full time in the future.

Since purchasing the home, she has made aesthetic improvements including major trash and debris removal, landscaping, pest control, as well as interior improvements. She stated that no guests will be allowed to book without first contacting her, and she will not allow an excessive number of guests. She is not looking to maximize occupancy, but rather to maintain the integrity of the property by choosing guests that will allow her to help cover the mortgage and maintenance expenses. The rental income received will be fully reinvested in the home, which will thereby increase the value and appeal of the historic neighborhood. Her intention is to continue to improve the property, enjoy living in it for the majority of the year and be in compliance with all applicable laws and regulations.

JUSTIN MICHAELS, President of the Rancho Circle Homeowners Association and the Rancho Cooperative Water Company, stated that there are 40 lots at this intersection that operate on a private well system. There are concerns about the number of visitors since these individuals rely on the well system, and if someone over taxes it, this will not be beneficial to the other remaining

PLANNING COMMISSION MEETING OF: JULY 10, 2018

39 property owners. Additionally, there were several home owners who expressed concern over the SUP. MR. MICHAELS submitted PHYLLIS McGUIRES opposition letter as backup for the record and noted that MS. McGUIRE has lived in the neighborhood since the 1950s. She owns a little less than four acres that surrounds this property, and she is gravely concerned about the use.

MR. MICHAELS went on to say that the 660-foot separation requirement may not be a great enough distance for an application such as this since the neighborhood has predominantly larger lots and considering the width of Rancho Road to the east, Rancho Circle to the north and south, as well as the one-acre lots to the north and south across Tomalta Drive, which are commercial properties.

MS. FLAMMER affirmed for COMMISSIONER ROUSH that she met the neighbors on either sides of her home because they are on Rancho Drive and the only two that are visible. COMMISSIONER ROUSH noted that MS. McGUIRE must live in one of these locations. MS. FLAMMER explained that she met with someone at MS. McGUIRES home, however, she was unsure as to his relationship to MS. McGUIRE. She noted that when she introduced herself to both of the neighbors, she did so in order to show her integrity as a neighbor and to let them know she was around often. COMMISSIONER ROUSH and MS. McGUIRES forthrightness and explained that this historic area is unique and one of the most revered neighborhoods; therefore, she believed the neighbors would be kind to this use and felt that regardless of the Planning Commissioners decision, MS. FLAMMER would continue to have opposition in the future. Ultimately, COMMISSIONER ROUSH believed this use was incompatible for the area and was concerned about burdening the shared-well system.

CHAIR CHERRY declared the Public Hearing closed.