



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

ABEYANNA - GPA-73577 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: UPGROWTH NV LLC - OWNER: UNITED STATES OF AMERICA - For
possible action on a request for a General Plan Amendment to Amend the Trails Element of the
2020 Master Plan for the related map, Ward 6 (Fiore) [PRJ-73471]. Staff recommends
APPROVAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-73577 and GPA-73578 [PRJ-73471]
2. Conditions and Staff Report - GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471]
3. Supporting Documentation
4. Justification Letter - GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471]
5. Submitted after Final Agenda Protest Documentation Not Vetted Comment Forms (2)
6. Submitted at Meeting Protest Documentation Not Vetted Map, Note of Opposition (1) and Lone Mountain Rural Neighborhood Preservation (RNP) Documentation for GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471] by Timothy White

Motion made by LOUIS DE SALVIO 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)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 28-30.

NICOLE EDDOWES, Sr. Planner, reported that regarding General Plan Amendment GPA-
73577, the applicant proposed to realign a portion of Multi-Use Non-Equestrian trail with the
future dedicated Hualapai right-of-way, which staff supports as long as the trail is aligned with

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the east side of Hualapai Way. She also reported that GPA-73578 and Rezoning, ZON-73579, are in conflict with the Interlocal Agreement as the applicant has proposed land use designations and zoning districts for the subject site that allow lot minimums that range from 3,000 to 10,000 square feet, not the 18,000 to 18,500 square feet as defined by the Interlocal Agreement for this area; therefore, staff recommended denial of GPA-73578 and the companion rezoning request. Additional letters of protest and support were received since publication.

ATTORNEY BOB GRONAUER appeared representing the applicant. Regarding Item 28, staff recommended approval, and there were no significant comments at the neighborhood meetings; he requested approval.

Regarding Item 29, MR. GRONAUER displayed an exhibit that showed the 20-acre property and its boundaries. The property has 100-foot power transmission lines on it and is bounded and bisected by the Clark County 215 Beltway.

MR. GRONAUER reviewed some of the details of the initial plans for the property and how they were amended after the first and second neighborhood meetings. The current application comes after the third neighborhood meeting and addresses issues that were brought forth by the neighbors. He reviewed details of the current plan and showed a map that would be submitted for a Tentative Map. He pointed out on the map the R-12 (Rural Neighborhood Preservation) area that would have 62 homes on 18,000 square-foot lots; the yellow area that would have 76 homes on 10,000 square-foot minimum lots; the orange area that would be R-1 zoning with a minimum of 7,700 square-foot lots between the transmission line and the 215 Beltway; and the blue area would be R-CL (Single-Family Compact-Lot).

MS. P. CHRISTOPHER stated that nobody at the neighborhood meetings agreed with the project proposal, and everyone who owns property in Area A1 bought their properties with the intention of being in a rural area that only permits half-acre zoning so they can have horses. This development will impact the schools and traffic, and there is no public interest reason the items should be approved.

MARK BLOOM said he has been involved in rural neighborhood preservation for quite some time and it goes against the Interlocal Agreement between Clark County and the City of Las Vegas. The subject site is within Area A2 of the Interlocal Agreement, which requires the area to remain residential with a density no greater than two units per acre with a minimum lot size of 18,000 square feet. He read information from the Interlocal Agreement that Clark County and the City shall not accept any GPA nor amend their respective comprehensive plans, rezone such properties or approve Special or Conditional Use Permits. He urged the Commissioners to deny the applications.

JOHN KRISTINIK was adamantly opposed to this project as he thought it was wrong to put a medium density buffer and 10,000 square-foot lots next to his half-acre property.

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TIMOTHY WHITE stated he and the other residents were opposed to this project. He displayed a map and said that the asphalt has been removed where the old 215 Beltway was, but the power lines remain. The residents suggested maintaining the R-E (Residence Estates) from Ann Road to the power line, and they felt that having 10,000 square-foot lots in the R-D area was acceptable even though it is within the RNP area. The other side of the 215 Beltway is not within the RNP, and he had not heard any opposition to the developer dealing with that as they wish. MR. WHITE submitted the map and opposition documentation as backup.

ROBERT GOUDGE read from Page 4, Section 2(c) of the Interlocal Agreement which said with agreement between the City, the County and the existing property owners, modification to the planning area may occur; he indicated there has been no agreement from any of the property owners he has spoken with.

PETER F. LIBERTI stated that when meeting with the developer's attorney, Section D of the Interlocal Agreement was discussed. The parcel is unique, and they indicated that the City and Clark County would work together to determine how to move the boundaries of Area A2 and B. Even if Area 2 was changed to B, the lot sizes presented were still smaller than what is allowed according to the Interlocal Agreement.

JOSEPH MILTON owns property adjacent to the subject proposal, and he was opposed and requested denial. He is in the process of building a home on that property because their current residence has been encroached upon by high density houses, and they have been burglarized several times.

MR. GRONAUER clarified when he stated some people were in support of the application, he meant that in separate conversations people thought plans for west of the 215 Beltway were fine. He understood that neighbors at the neighborhood meetings were not in support. In summary, MR. GRONAUER believed that this proposal affected the entire area, and reiterated that the plan he showed at this meeting would be submitted as a Tentative Map.

COMMISSIONER DE SALVIO acknowledged this is a very unusual piece of property that backs up to a major freeway. He thought this plan had come a long way, but a couple of parcels still need a little more work. The property will be developed, and he is trying to make sure it is developed in a way that is less intrusive to the residents in the area. He felt he had taken this project as far as he could and wanted COUNCILWOMAN FIORE and COMMISSIONER BROWN to be involved in making sure the final Tentative Map works for the residents if this moves forward.

CHAIR CHERRY clarified that the Tentative Map would come back before the Planning Commission for consideration once it has been submitted, so they would have a chance to look at it.

See Items 29 and 30 for related backup.

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CHAIR CHERRY declared the Public Hearing closed for Items 28-30.

