



City of Las Vegas

Agenda Item No.: 31.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - GPA-73584 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: BEAZER HOMES - LOW 442 - PRE RANCHO CRAIG, LLC - For possible action
on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: ML
(MEDIUM DENSITY RESIDENTIAL) on 23.17 acres on the west side of Jones Boulevard,
214 feet north of R Street Drive (APN 138-02-713-007), Ward 4 (Anthony) [PRJ-73479]. Staff
recommends DENIAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Abeyance Request for GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
2. Location and Aerial Maps
3. Conditions and Staff Report - GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
4. Supporting Documentation - GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
5. Photo(s) - GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
6. Justification Letter - GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
7. Clark County School District School Development Tacking - GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]
8. Support Postcards for GPA-73584 and ZON-73585 [PRJ-73479] and Protest Documentation Not Vetted - Comment Form (1) for GPA-73584 and ZON-73585 [PRJ-73479] and Neighborhood Meeting Information Postcard for GPA-73584, ZON-73585 and TMP-73586 [PRJ-73479]

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: AUGUST 14, 2018

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 31-33.

STEVE SWANTON, Sr. Planner, reported that the subject site is located directly adjacent to C-2 (General Commercial) zoning on the north and west, which fronts Craig Road and Rancho Drive. The C-2 zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. Although the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed R-LD (Medium Low Density Residential) General Plan land use designation, the minimum 3,000 square-foot lot size associated with the proposed R-CL zoning district is not compatible with the adjacent General Commercial land use and zoning districts to the north and west; therefore, staff recommended denial of the General Plan Amendment and related requests.

ATTORNEY JENNIFER LAZOVICH appeared representing the applicant and the land owner. She stated there had been little to no development in the area until recently. The land owner has actively marketed this property for commercial use for the past four years. The triangle site is difficult to develop as there are existing medians on Jones Boulevard, Rancho Drive and Craig Road, which restrict turning movements in and out of the site. This application is for a single family residential development with a density that is just over 7 units per acre. They held four neighborhood meetings and worked with NARA (Northwest Area Residents Association); the plan that is being considered takes into account the feedback from the meetings. The major issue is to not have any driveways lined up with Hickam Avenue, which has the only full turning movement with a break in the sidewalk. MS. LAZOVICH stated that the applicant and land owner committed to not having any driveways lining up with Hickam Avenue, and she requested that a condition of approval be added to Item 33.

The Tentative Map being considered reflects changes including having only one entrance and exit off of Jones Boulevard, which will line up with the IIR Horton project to the east. NARA also requested they consider having an exit and entrance driveway going onto Rancho Drive. The driveway will go through existing commercial zoning, however, it will be shared between commercial and residential.

LEX ANDERSON, NARA Historian, stated that they agreed with the proposal and commented that Parson Elementary School could handle the development. He recognized people who were helpful with this project.

COMMISSIONER TOUSSAINT stated that this is an odd-shaped infill property, and she thought it was a great land use for the area and enhances the neighborhood. She was in support.

MR. BENGTSO read the additional condition for Item 33, and MS. LAZOVICH was in agreement.

See Items 32 and 33 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 31-33.