



City of Las Vegas

Agenda Item No.: 57.

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: WVR-73867 - WAIVER - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: - UNITED STATES OF AMERICA - A non-possible action on a request for a Waiver TO ALLOW NO STREET LIGHTS WHERE STREET LIGHTS ARE REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.94 acres located on the northwest corner of La Mancha Avenue and Pine Ridge Way (APNs Multiple), R-D (Single Family Residential-Restricted) Zone, Ward 03 (PRJ-73688). Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

Planning Commission Mtg.

1

City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-73867, WVR-73868, VAR-73869 and VAR-73870 [PRJ-73688]
2. Conditions and Staff Report - WVR-73867, WVR-73868, VAR-73869, VAR-73870, VAC-73900, TMP-73905, VAR-73871 through VAR-73879 and VAR -73893 through VAR-73899 [PRJ-73688]
3. Supporting Documentation - WVR-73867, WVR-73868, VAR-73869, VAR-73870, VAC-73900, TMP-73905, VAR-73871 through VAR-73879 and VAR -73893 through VAR-73899 [PRJ-73688]
4. Photo(s) - WVR-73867, WVR-73868, VAR-73869, VAR-73870, VAC-73900, TMP-73905, VAR-73871 through VAR-73879 and VAR -73893 through VAR-73899 [PRJ-73688]
5. Justification Letter - WVR-73867, WVR-73868, VAR-73869, VAR-73870, VAC-73900, TMP-73905, VAR-73871 through VAR-73879 and VAR -73893 through VAR-73899 [PRJ-73688]
6. Submitted after Final Agenda Revised Staff Report (Pages Two and Ten), Protest/Support Postcards for WVR-73867 and WVR-73868 [PRJ-73688] and Support Documentation Not Vetted Comment Form (1) for WVR-73867 [PRJ-73688]
7. Submitted at Meeting Protest Postcard for WVR-73867 and WVR-73868 [PRJ-73688]

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

Motion made by LOUIS DE SALVIO to Approve Items 57-61, 63-72 and 74-78 subject to conditions and adding the following condition to Item 62 as read for the record:

A. An Equestrian Trail in conformance with the Trails Element of the Master Plan shall be provided on the north side of La Mancha Avenue, unless said segment is eliminated through the approval of a General Plan Amendment.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CHRISTINA ROUSH, DONN COUSSANT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA L. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 57-72 and 74-78.

STEVE WANTON, Sr. Planner, reported that the applicant proposed a tentative map for a 37-lot single family residential subdivision that will extend the existing residential subdivision located to the north. He announced that Item 76, which is a proposed 36 lot "single family residential subdivision, should be "37 lot".

No substantial evidence has been presented to warrant the requested Waivers of the street light requirements and private tree requirements behind a gate. Furthermore, there is enough area within the right-of-way to install the required complete street improvements, and additional links could be added to the intermodal network to allow conformance with Title 19 connectivity requirements; therefore, staff recommended denial of the tentative map, associated waivers and connectivity variance.

The applicant requested a variance to allow a retaining wall over the four-foot maximum required by Title 19 and to allow an overall perimeter wall height of 14 feet. As the southeast corner of the proposed subdivision is elevated higher than the portion of La Mancha Avenue and Alpine Ridge Way, the applicant has a valid hardship; therefore, staff recommended approval of this variance.

The applicant requested separate variances to allow front yard setbacks ranging from 11 to 24 feet where 25 feet is required for 15 of the 37 lots. No unique or extraordinary evidence has been presented to warrant the requested variances; therefore, staff recommended denial of each of these setback variance requests.

The existing public utility, sewer and drainage easements within the portion of the existing subdivision are requested to be vacated in order to extend the development as part of the requested tentative map. These easements are no longer needed in their current location; therefore, staff recommended approval of the vacation.

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

The subject site is adjacent to a planned equestrian trail along La Mancha Avenue, which is not currently indicated on the submitted tentative map. Therefore, staff wished to add a condition, which MR. SWANTON read for the record. Additional protest and support documentation was received since publication.

ATTORNEY BOB GRONAUER appeared representing MR. Horton and showed the site on a map, noting this is for the Summit Ridge III subdivision, which is a continuation of the product that has already been approved in the Summit Ridge I and II subdivisions. This includes the waivers of standards for interior street lights, private streets not being subject to the public standards and variances for the front yard setbacks. MR. GRONAUER explained that the front yard setbacks are required in order to accommodate a side-loaded third car garage option. The vacation was requested in order to provide connectivity between Summit Ridge II and III.

COMMISSIONER DE SALVIO stated that the requests are harmonious and compatible with the community based on what has already been approved in the area, and it meets the standards of Ward 6.

CHAIR CHERRY reiterated that there was a request to add a condition regarding the equestrian trail, and MR. GRONAUER was in agreement with the stated condition.

See Items 58-78 for related backup.

CHAIR CHERRY declared the public hearing closed for Items 57-72 and 74-78.

