



City of Las Vegas

Agenda Item No.: 81.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-73699 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING, LLC - For possible action on request for a Variance TO ALLOW A 13-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT 3 OF AN APPROVED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-34-602-001), R-1 (Single Family Residential) Zone, Ward 4 (More) [PRJ-73678]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-73699 and VAR-73700 [PRJ-73678]
2. Conditions and Staff Report - VAR-73699 and VAR-73700 [PRJ-73678]
3. Supporting Documentation - VAR-73699 and VAR-73700 [PRJ-73678]
4. Photo(s) - VAR-73699 and VAR-73700 [PRJ-73678]
5. Justification Letter - VAR-73699 and VAR-73700 [PRJ-73678]
6. Protest Postcard for VAR-73699 and VAR-73700 [PRJ-73678] and Protest Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Protest Postcards for VAR-73699 and VAR-73700 [PRJ-73678] and Protest Documentation Not Vetted Comment Form (1) for VAR-73699 and Comment Forms (2) for VAR-73699 and VAR-73700 [PRJ-73678]
8. Submitted at Meeting Partial Staff Report with Supporting Documentation and Protest Documentation Not Vetted Petition (17) for VAR-73699 and VAR-73700 [PRJ-73678]

Motion made by LOUIS DE SALVIO to Approve Items 81 and 82 subject to conditions

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 81 and 82.

NICOLE EDDOWES, Sr. Planner, reported that the requested variances are preferential in nature as no evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial. Additional protest letters were received since publication.

ATTORNEY JENNIFER LAZOVICH appeared representing Beazer Homes. She stated that this request is for Lots 3 and 4, which face Unicorn Street. She explained that the lots are compressed because of the cul-de-sac, and only a portion of the houses will encroach into the front yard setbacks; the driveways remain over 20 feet long.

SANNENT GARRHIME lives next to the project and stated that the neighborhood is in a very rural setting, and all of the houses on the east and west of the block are large ranch estates and have huge setbacks. They also have a subdivision in the area, and all of the tract homes adhere to the 20 foot setbacks. She thought this proposal would create an eyesore.

ANTHONY GIROD stated that his home is on .79 acres. He was concerned about their requests of having no street lights and providing no strip paths. He thought the setbacks would take away from the privacy of other neighbors' homes. He was opposed to the request.

MARK and LISA CHRISTIANSON both deferred their speaking time to MICHAEL ADAMS. MR. ADAMS stated that there have been several owners of the subject site, and he submitted documentation from the last project. He asked for clarification of what plat map was being used, noting that the one approved by the neighborhood showed the cul-de-sac and street being to the east.

MR. ADAMS said the neighborhood would like development on the property, but they were concerned about setbacks and believed the proposal drops below R-1 (Single Family Residential) standards. They want to make sure there are property lines, the cul-de-sac is on the east side and that right-of-way has been verified. They are also opposed to two-story houses and are concerned about how it would affect their property values. MR. ADAMS stated there have been no neighborhood meetings, and many of the neighbors did not receive notice of the project. He submitted a protest petition as backup.

MS. LAZOVICH displayed the site plan again and pointed out that the cul-de-sac and street are on the east end. Some homes front the cul de sac and four homes face Unicorn Street. All eight of the homes will be single-story homes, and she reiterated that only a portion of the homes would encroach into the setback area.

COMMISSIONER DE SALVIO stated that the developer is not shortening the length of the driveway, and MS. LAZOVICH reiterated that the driveways are at least 20 feet long. He asked how much of the house encroaches into the setback, and MS. LAZOVICH replied it was about 50 percent of the livable space of the home. COMMISSIONER DE SALVIO said the homes are

PLANNING COMMISSION MEETING OF: AUGUST 14, 2018

single story, the project conforms to the community and the neighborhood is in favor of the property being developed.

See Item 82 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 81 and 82.

