



City of Las Vegas

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 22, 2019**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SDR-74651 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: PROVIDENCE INVESTMENTS, LLC - For possible action on a
request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY
ATTACHED RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE
DESIGN GUIDELINES on 2.44 acres on the west side of Clark County 215 at the southern
terminus of Larry McBratney Street (APN 126-24-401-024), PD (Planned Development) Zone [M
(Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-
74541]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 2/20/2019
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SDR-74651 and TMP-74652 [PRJ-74541]
2. Conditions and Staff Report - SDR-74651 and TMP-74652 [PRJ-74541]
3. Supporting Documentation - SDR-74651 and TMP-74652 [PRJ-74541]
4. Photo(s) - SDR-74651 and TMP-74652 [PRJ-74541]
5. Justification Letter - SDR-74651 and TMP-74652 [PRJ-74541]
6. Providence Pod 308B Notice of Annexation
7. Submitted after Final Agenda - Protest Postcard and Documentation Not Vetted Protest Comment Forms (221) and Support Comment Forms (2) for SDR-74651 and TMP-74652 [PRJ-74541]

Motion made by LOUIS DE SALVIO to Hold in abeyance to 2/26/2019

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

PLANNING COMMISSION MEETING OF: JANUARY 22, 2019

NOTE: CHAIR CHERRY disclosed he has met MR. ALLORD before to discuss some apartments, but he has never done business or had any contracts with him.

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 32 and 33.

ERIC McCAMMOND, Senior Management Analyst, stated the applicant is proposing a 30-lot single-family attached residential development with waivers of the Cliffs Edge Design Guidelines on 2.44 acres. The Providence Design Review Committee has reviewed and conditionally approved the development plans for this project and has provided justification for requested waivers.

Requested waivers are for building separation, building setback, open space, and exterior design. In all cases, the Providence Design Review Committee found the waivers warranted due to the small size of the development, the irregular shape of the parcel, and the minimal or mitigated impact this development will have on adjacent development.

Staff concluded that the proposed development is compatible with development in the area and concurred with the Providence Design Review Committees waiver recommendations. Therefore, staff recommended approval. He noted additional letters of protest and support were received since publication.

RYAN ALLORD appeared representing Providence 32 Investments LLC. He explained the proposal was for 30 single-family residential attached homes on 2.44 acres which equates to approximately 13 dwelling units per acre. It is broken up into four housing blocks that consist of a maximum of seven to eight residences. They are in the Cliffs Edge Overlay District so they have certain guidelines they have to follow; i.e., the style. They are proposing a Tuscan Mediterranean style which is coherent with surrounding neighborhoods.

Some of the waivers being requested with the Cliffs Edge Guidelines have to do largely with the separation distances. He noted these are balcony to balcony separations; building to building separations. The hardship of this lot is that it is pie-shaped which poses a problem getting the number of units needed to make it feasible investment wise.

Another waiver related to the requirement of 10,000 square feet of continuous open space. While the development has more than 10,000 square feet, it is not continuous. Approximately 9,000 square feet to the south is being proposed as a dog park and another 8,700 square feet as a community pool area. Other waivers include the three color schemes; because there are four building blocks, the third color scheme would throw things off. He noted these requests were approved by Cliffs Edge.

The following individuals spoke in opposition: BEN LACOMBE, DEAN TAKAHASHI, JILLIAN CHEVALIER, MARK and MARY HOWARTH, THOMAS KNIGHT and CAROL KNIGHT.

PLANNING COMMISSION MEETING OF: JANUARY 22, 2019

These individuals expressed concern about the density, increased traffic and crime, obstructing their view of the mountains which they paid a premium for, it not being conducive to the lifestyle of single-family detached homes in Providence, there are 82 homes already, safety issues with school bus stops in the area, guest parking, it will negatively impact the peaceful atmosphere and overall property values, it was advertised a master-planned community with a specific mindset, they invested their lives, money and well-being into this area, there being only one road in and out of the development, Providence markets itself with a lot of green spaces, and townhomes have the propensity to turn into rental properties.

MR. KNIGHT also noted the property as being annexed on December 28th and that their association just found out about this three days ago; more would oppose if they had been given more time.

MR. ALLORD thanked the neighbors for voicing their concerns. He noted the applicant is not asking for a parking waiver or a zone change. He also pointed out a denser arrangement than what was proposed could go into the location, such as a skilled nursing facility. With regard to protecting views, he cannot speak to what was promised by someone else.

COMMISSIONER DE SALVIO asked if a neighborhood meeting was held; MR. ALLORD stated no outreach was done by the investor. He also answered questions from the Commissioner related to the price and elevation.

COMMISSIONER DE SALVIO commented views are not guaranteed and explained the reason he got behind this project is because it looks to be high-end townhomes, and he has not seen property values go down with the type of project being proposed. He acknowledged the potential for an assisted living facility or more commercially-dense development could go into the location. He did not like that the applicant did not reach out to the neighborhood but liked the look and thought it was a beautiful product. He noted COUNCILWOMAN FIORE would not approve anything that did not live up to the standards of Providence.

He also acknowledged that this is an irregular-shaped property. He wants the neighbors to be happy and asked if the applicant was amenable to abeying the item in order to hold a neighborhood meeting. MR. ALLORD agreed to abeying the item and holding a neighborhood meeting.

See Item 33 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 32 and 33.