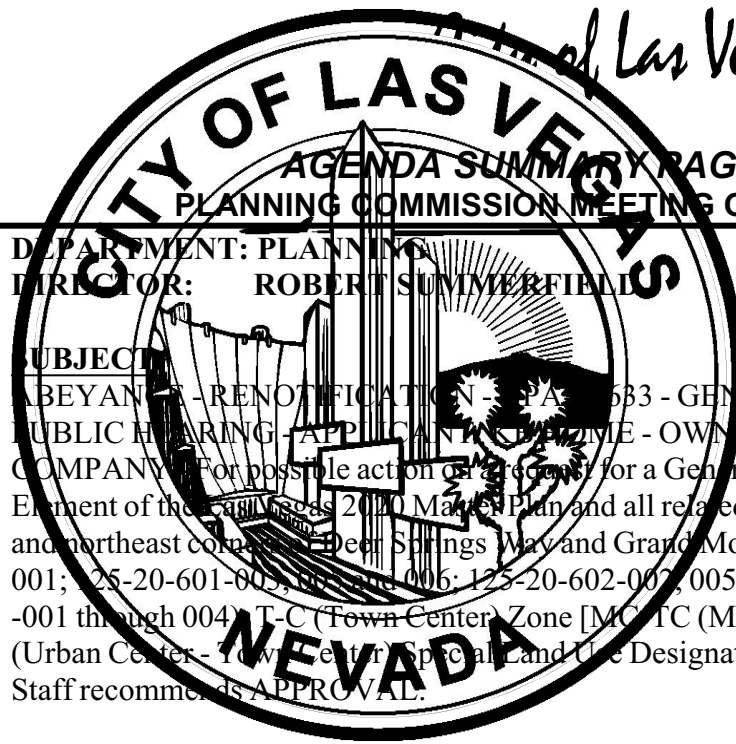




City of Las Vegas

Agenda Item No.: 21.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: BEYANET - RENOTIFICATION - GPA-74633 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BEYANET - OWNER: MS NORTHWEST LAND COMPANY. For possible action or agenda: for a General Plan Amendment to amend the Trails Element of the Las Vegas 2010 Master Plan and all related maps on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 004 and 006; 125-20-602-007, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004). T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608]. Staff recommends APPROVAL.

C.C.: 1/16/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-74633, VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]
3. Supporting Documentation - GPA-74633, VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]
4. Photo(s) - GPA-74633, VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]
5. Justification Letter - GPA-74633, VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]
6. Protest/Support Postcards for GPA-74633 and SUP-74637 [PRJ-74608]
7. Documentation Not Vetted - Protest (3) Comment Form for GPA-74633, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]
8. Submitted after Final Agenda Protest Postcards for GPA-74633 and VAR-75154 [PRJ-74608] and Documentation Not Vetted Protest (5)/Support (2) Comment Forms for GPA-74633, VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608]

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Motion made by LOUIS DE SALVIO to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 21-25.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing a mixture of single- and multi-family residential development in five units located on approximately 60.5 acres. The request includes a General Plan Amendment to remove trail alignments that are not needed and that can be accommodated through the proposed development, which staff supports. A parking Variance is required for both of the proposed multi-family units, with 441 spaces provided in Unit 4 where 501 are required, and 200 spaces provided in Unit 5 where 310 are required, which is a significant reduction. A Special Use Permit is required for a private street without gates to connect Grand Montecito Parkway and Doe Brook Road, bisecting the overall development. Within the Town Center Master Plan area, Site Development Plan Review is required for all residential subdivisions to establish development standards. A Tentative Map has also been requested with waivers to allow dead-end streets and modified hammerheads where cul-de-sacs or standardized hammerheads are required, and to allow no landscape buffers where 5 foot buffers are required in conjunction with retaining walls greater than 6 feet in height. Standardized cul-de-sacs and hammerheads provide the necessary space for vehicular maneuvering, especially for larger vehicles such as service and emergency vehicles. Landscape buffers provide areas for retaining walls to step-back to allow a lessening of the negative impact that high walls have on the adjacent areas. The applicant has provided no unique or extraordinary circumstances to justify the reduction in parking and have created a self-imposed hardship. The requested Waivers create potential safety issues for vehicular circulation and have a negative impact on the overall development; therefore, staff recommended approval of the GPA, but denial of all other requests. MR. GEBEKE noted that additional letters of protest and support were received since publication.

ATTORNEY BOB GRONAUER appeared on behalf KB Home and their associate, The Calida Group (Calida) who is the multi-family developer for Elysian Living communities. Referencing the site map on the overhead, he pointed out the location of the property in Town Center, which was highlighted in yellow, noting that there will be approximately 14 sites for this project.

MR. GRONAUER described unique characteristics of the site, which included that Montecito Parkway dissects the property. Additionally, there is a 60-foot-wide public utility easement that runs north and south through the property. The portion that runs from Doe Brook Trail to Oso Blanca Road is in Town Center and designated as Urban Center Mixed-Use; the other side of Doe Brook Trail is designated as Montecito Parkway in Town Center. In addition to the public utilities, this creates two different types of development standards for the project, which causes it

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to be very complex. He stated that they spent many hours with staff, COUNCILWOMAN FIORE, and COMMISSIONER DE SALVIO to get the application where it is today.

Referencing a site drawing, MR. GRONAUER shared that they held two neighborhood meetings with the Timberlake subdivision. He discussed some of the details conveyed to the Timberlake residents at the first neighborhood meeting related to KB Home's proposal. There were approximately 30 attendees at this meeting, which included neighbors and staff. The neighbors brought up a variety of different issues for what they would like to see on the plan.

Referencing the current site plan, MR. GRONAUER stated that this was KB Home's revised plan for addressing some of the neighbors concerns. He reported that during the second neighborhood meeting, KB Home was asked to expand the radius and guarantee that everyone within the Timberlake Home Owners Association (HOA) would be notified. At the meeting, the neighbors indicated they were in support of the new proposal and KB Home explained that they would need to work with staff to figure out how all of the pieces for the project would come together.

MR. GRONAUER discussed the proposal and pointed out that everything in yellow represents single-family detached homes, as one of the things he requested was to match single-family homes with single-family homes along adjoining properties. Another component indicated by MR. GRONAUER includes that The Calida Green product, Elysian, would be brought in to provide a high-end, Class-A-type of development for multi-families, which he pointed out would be located in the northeast portion of the property, as well as the pork chop parcel, which he clarified was also known as Unit 5 in the Staff Report.

The first application MR. GRONAUER reviewed was the GPA for the alignment of the trail. He stated that in the previous plan they did not have a trail that would go from east to west or vice versa in this area. However, in creating the new road alignment with staff, there will now be a trail that goes from east to west. Although KB Home will be eliminating the trail itself, they are requesting this proposal, and staff is recommending approval of the amendment to the GPA because it will improve the connectivity over what is currently proposed.

As to the application for the Variance, MR. GRONAUER stated that they are proposing to lower the number of parking stalls because they do not need to move forward with the pork chop parcel at this time. Because the plans are not definitive, KB Home is proposing consideration of the Variance request with the exclusion of the pork chop parcel. As to the Variance request for the Calida Elysian product, they will be asking to have 41 less parking stalls than what is required. Their rationale is because of the Regional Transportation Commission (RTC) Park and Ride that is located within proximity and because Calida's proposed parking counts are similar to their existing Green Valley and Clark County developments. MR. GRONAUER also noted that more people are using Uber and Lyft rather than owning a car, and he pointed out that Las Vegas is unique in that there is 24/7 employment and not the traditional 8-5 working schedule, which creates more asphalt vacant property. He reiterated that their request is for approval of the variance with the exclusion of Unit 5.

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MR. GRONAUER discussed the request for the remaining applications, which included a private street at the request of the Public Works Department and gated single-family communities. Those who spoke in opposition included WARREN DEYAK, President of the Timberlake Street Homeowners Association, DOTTIE MILLER, member of the Board for the Timberlake Street Homeowners Association, and TIM MILLER, resident. MR. DEYAK and MS. MILLER expressed their appreciation to MR. GRONAUER for meeting with their community and for agreeing to flip the plan so that it would be more compatible with the area.

MR. DEYAK believed that the density level was a problem and that the variance request to lower the parking stalls would add to this issue. He noted that KB Home plan only included one principal street, and in the event of an emergency, all traffic will exit onto Oso Blanca Road or Grand Montecito Parkway. He stated that Grand Montecito Parkway has a school and a wellness center that are already creating tremendous traffic issues, and the timing of this project is inconvenient because Oso Blanca Road is under major construction, which is scheduled to run through 2024.

MS. MILLER shared her concern over the widening of Oso Blanca Road. She understood that the Nevada Department of Transportation (NDOT) talks about the road four lanes wide but only up to Deer Springs Way. She wondered what the neighbors could expect north of this project as to widening the road. She also inquired as to who would be responsible for making this happen. Noting that in a past discussion it was said that the drainage would be coming out at Oso Blanca Road, she felt that this might be an issue for NDOT. She thinks that when plans do not include cul-de-sacs, this can lead to people parking anywhere because they don't have a specific parking spot. She requested clarification as to the north side perimeter wall that was discussed during the neighborhood meeting and inquired as to the density cap. She shared that she does not care for the apartments and thought the neighbors were originally told that this area would be for townhouses. Finally, she wondered if the homes that back up to their community on the north side would be one- or two-story houses.

MR. MILLER noted that there is a common wall off of Deer Springs Way, which is where the model homes are located. He inquired if KB Home was planning to use the existing wall because he was concerned that if there were two walls, homeless people would be sleeping between them. MR. MILLER asked for clarification as to the height of the homes behind Deer Springs Way, as he understood they were to be only single-story houses.

MR. GRONAUER addressed traffic circulation, noting that there is a condition that requires KB Home to work with NDOT and build an 80-foot-wide street, which is essentially double the size of the existing street. NDOT has plans to connect Oso Blanca Road to Interstate 215, as well as U.S. Route 95 further to the south. He shared that when this was initially approved for the mall, the plan called for 1.5 million square feet of commercial retail space and was approved for 900 residential units. At the first neighborhood meeting, KB Homes was looking at approximately 791 residential units, and in the new proposal, with the removal of the pork chop parcel, it will be about 609 units. MR. GRONAUER took some time to explain KB Home's rationale in determining these numbers, as they must meet the Master Plan requirements. Ultimately, he felt

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this was a better plan for the area.

CHAIR CHERRY understood that the applicant spent a lot of time working with staff and the neighbors to improve this project and stated that he would be supporting the project.

COMMISSIONER DE SALVIO thought that it was much better for the existing homes to back up to other homes rather than commercial property, and he thought it might increase the property values. He noted that he was comfortable with the resolution and justification as to the parking shortage. He felt the design was beautiful, harmonious and compatible for the area.

MR. GRONAUER affirmed for the Commissioners that each unit would have a designated parking spot.

COMMISSIONER SCHLOTTMAN thanked MR. GRONAUER for coming out to explain the project and answer his questions for him and was glad to see the revised plan.

See Items 22-25 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 22-25.

