



City of Las Vegas

Agenda Item No.: 31.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

MOD-74628 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SALT LAKE FAMILY TRUST - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation from M-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), Ward 6 (Fiore) [PRJ-74594]. Staff recommends APPROVAL.

C.C.: 1/16/2019

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - MOD-74628, VAR-74692, SDR-74631 AND TMP-74632 [PRJ-74594]
2. Conditions and Staff Report - MOD-74628, VAR-74692, SDR-74631 AND TMP-74632 [PRJ-74594]
3. Supporting Documentation - MOD-74628, VAR-74692, SDR-74631 AND TMP-74632 [PRJ-74594]
4. Photo(s) - MOD-74628, VAR-74692, SDR-74631 AND TMP-74632 [PRJ-74594]
5. Justification Letter - MOD-74628, VAR-74692, SUP-74630, SDR-74631 AND TMP-74632 [PRJ-74594]
6. Letter from Republic Services - MOD-74628, VAR-74692, SDR-74631 and TMP-74632 [PRJ-74594]
7. Protest Postcards for MOD-74628 and VAR-74692 [PRJ-74594]
8. Submitted after Final Agenda Protest Postcards and Documentation Not Vetted Incomplete Postcard (1) for MOD-74628 and VAR-74692 [PRJ-74594]

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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); (Excuse-None); (VICKI QUINN)

NOTE: An initial motion was taken for Item 55, however the votes for COMMISSIONERS WILLIAMS and BUSH were not captured. Therefore, a second vote was taken to reflect the record accurately.

Minutes:

CHAIR CHERRI declared the Public Hearing open for Items 31-34.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is proposing a multi-family residential development with a density of approximately 15 units per acre. This would comply with the requested Major Modification to Medium Density Residential, which is compatible with the surrounding adjacent uses. A Variance is needed for residential adjacency to allow a setback of 20 feet where 70 feet is required due to the height of the proposed building. Staff does not support this request as there are no unique or extraordinary circumstances to justify the request. The development is designed with interior private drives that include stub streets. Stub streets are not permitted for public or private streets due to the limited maneuverability afforded to all vehicles, including service and emergency vehicles. The applicant is not providing central trash enclosures for the development, with the intention that trash pickup will be accommodated at the curbside in front of each unit. Republic Services has provided a letter agreeing to this as long as their service trucks do not have to back up to access any location on the site. The applicant is proposing to create communal curbside trash areas for the units located on the stub streets, where those residents would bring their trash bins for pickup. These areas would not be screened or covered and would create a potential nuisance for the development. Staff is recommending approval of the Modification as compatible with the surrounding adjacent uses, and denial of the associated Variance, Site Review and Tentative Map due to the residential adjacency issue and the issues of trash pickup and vehicular circulation. MR. McCAMMOND noted that additional letters of protest have been submitted since publication.

ATTORNEY STEPHANIE ALLEN, on behalf of the applicant, showed a site plan and described the property and the boundaries of the project. She discussed that the applicant's proposal and stated that the townhomes will be priced at an affordable rate somewhere around the mid-\$200,000. They will be two-stories, range from 1,000 to 1,400 square feet, and include two- and three-bedroom units. Referencing the site map, MS. ALLEN pointed out the entry and access points for the community. She stated that the townhomes will be a gated community and have two-car garages. The development will also have a pool and pool clubhouse for the residents.

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MS. ALLEN addressed staff's concerns, which included the residential adjacency along the north property line and the trash enclosures. She noted that the 25-foot setback and the drainage easement will always be a buffer provided to the north residents and more than adequate. With respect to the trash enclosures, she stated that the homeowners would prefer to have trash cans rather than large dumpsters, as it is more aesthetically pleasing. MS. ALLEN shared that Lennar Homes will be providing three areas for the trash enclosures on the road, which she pointed out on the site map; these will not be inconvenient, messy, or interfere with traffic.

MS. ALLEN discussed their waiver request, noting that it relates to the streetscape on Sky Pointe Drive because there is already an attached sidewalk on this property. Lennar Homes has agreed to add some palm trees so that this area will look consistent with the rest of the project.

CHAIR CHERRY and COMMISSIONER DE SALVIO both shared that they originally had concerns about the trash, however, ultimately, they felt this was a business decision as to whether or not the development kept their community clean. COMMISSIONER DE SALVIO also thought that this was something that was needed for this area and a perfect fit.

In response to COMMISSIONER DE SALVIO's inquiry, the staff added palm trees under Item 33, ROBERT SUMMIT FIELD. Planning Director proposed an amendment to Condition 4; however, MS. ALLEN clarified that these terms have already been written into their landscape plan. MR. GEBEKE affirmed that the landscape plan included the palm trees, noting that this will be consistent with the Town Center Standards.

See Items 32-34 for related background.

CHAIR CHERRY declared the Public Hearing closed for Items 31-34.