



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-14318 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential) on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. ZON-14321, VAR-14332, VAR-14900, and SDR-14323 were filed as companion applications.

EXECUTIVE SUMMARY

The purpose of this request is to develop a vacant parcel just south of an existing commercial area along Lake Mead and west of Rock Springs. All of the current and proposed development around the site has been or will be limited to two stories in height. The proposed scope of the development will be more intense than the surrounding area, and does not comply with height or parking requirements. The recommendation is for denial.

BACKGROUND DATA:

08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution.
08/07/91	The City Council approved a rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
12/02/92	The City Council approved an extension of time [Z-0056-91(1)] of an approved rezoning.
01/19/94	The City Council approved an extension of time [Z-0056-91(2)] of an approved rezoning.
08/18/99	The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan.

07/27/06 The Planning Commission recommended approval of companion items ZON-14321, VAR-14322 and SDR-14323 concurrently with this application.

07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #38/kcw).

DETAILS OF APPLICATION REQUEST

Site Area: 4.43 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Retail under construction
South	School
East	Retail
West	Offices

PLANNED LAND USE

Subject Property	PF (Public Facilities)
North	SC (Service Commercial)
South	PF (Public Facilities)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	C-1 (Limited Commercial)
West	C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

<i>EXISTING GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>
PF	N/A	H (High Density Residential)	>25 (Proposed: 20.1 du/ac)

The proposed density of 20.7 units per acre will be consistent with the proposed H (High Density Residential) land use designation.

DEFINITIONS

H (High Density Residential) (The density range allowed is anything greater than 25 units/gross acre) The High Density Residential category permits residential planned development and other urban residential developments.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

There are no interagency issues.

ANALYSIS

The proposed development will be just south of a commercial development under construction along Lake Mead Boulevard and west of Rock Springs Drive. Sole access to the site will be from Rock Springs. Planned commercial is located to the north, west and east, with a Public Facility to the south. The closest residential development of a similar density to that which is proposed is located north of Lake Mead Boulevard.

Current and planned development in this area has been or will be limited to two stories in height. The applicant has not show evidence of a hardship that would justify a deviation of standards.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.

The density of the project will be consistent with the proposed H (High Density Residential) land use designation, but is denser than other development in the immediate area.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.

The R-4 (High Density Residential) zoning will introduce a level of residential density that would be incompatible with the surrounding uses.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

The site is an infill parcel; therefore all public facilities necessary for the site are available.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The proposal does not conform to Objective 2.6 of the Las Vegas 2020 Master Plan that calls for the improvement of the quality of development on infill parcels.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on June 26, 2006 a neighborhood meeting sponsored by the applicant was held at the Johnson Community Center, 340 Villa Monterey Drive. Four persons attended representing the applicant, but none of the invited public was in attendance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 137 by Planning Department

APPROVALS 0

PROTESTS 0