



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-14354 - APPLICANT: DEVELOPMENT FUNDING GROUP -

OWNER: COHEN 1969 TRUST, PHILLIP JOSEPH COHEN, TRUSTEE

**** CONDITIONS ****

The Planning Commission (4-1/ds vote) and staff recommend DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend a portion of the Southwest Sector Plan of the Master Plan from SC (Service Commercial) to M (Medium Density Residential) on 7.1 acres at 3132 North Jones Boulevard.

EXECUTIVE SUMMARY

The proposed General Plan Amendment to the M (Medium Density Residential) designation is compatible with the surrounding SC (Service Commercial) land use designation to the north and west, and M (Medium Density Residential) designation to the south.

While the proposed Rezoning to an R-PD25 (Residential Planned Development 25 Units Per Acre) District is compatible with the surrounding area in terms of density, lot size, and housing type, there are other areas of concern. The site plan does not conform to the open space requirements of an R-PD (Residential Planned Development) zoning district. Therefore, this Rezoning is deemed inappropriate as designed.

BACKGROUND DATA:

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|----------|---|
| 06/14/94 | The City Council approved a Rezoning from N-U (Non-Urban) to C-1 (Limited Commercial). |
| 10/27/97 | The City Council approved a Rezoning from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial). |
| 07/27/06 | The Planning Commission recommended denial of companion items ZON-14356, VAR-14880 and SDR-14352 concurrently with this application. |
| 07/27/06 | The Planning Commission voted 4-1/ds to recommend DENIAL (PC Agenda Item #54/jm). |

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.36
Net Acres: 6.31

B) Existing Land Use

Subject Property: Vacant
North: Shopping Plaza
South: Vacant
East: Vacant - Clark County
West: Vacant

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: M (Medium Density Residential)
East: Clark County
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: U (Underdeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential).
East: Clark County
West: U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation]

<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>
SC (Service Commercial)	NA	M (Medium Density Residential)	25.49 du/a or 180 units

DEFINITIONS

M (Medium Residential) (12.1 to 25 units/gross acre.) The Medium Residential category permits a maximum of 25 units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

ANALYSIS

This application is a request to amend a portion of the Southwest Sector Plan of the Master Plan from SC (Service Commercial) to M (Medium Density Residential) on 7.1 acres at the southeast of Jones Boulevard and Cheyenne Avenue. The proposed M (Medium Density Residential) designation allows for a higher density variety of multifamily unit types, up to three stories in height. The related Site Development Plan Review (SDR-14352) proposes a 161 unit condominium development. The proposed M (Medium Density Residential) designation is compatible with the surrounding SC (Service Commercial) land use designation to the north and west, and M (Medium Density Residential) designation to the south.

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,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

The proposed General Plan Amendment to the M (Medium Density Residential) designation is compatible with the surrounding SC (Service Commercial) land use designation to the north and west, and M (Medium Density Residential) designation to the south.

In regard to 2:

The proposed R-PD25 (Residential Planned Development 25 Units Per Acre) zoning is consistent with the proposed M (Medium Density Residential) land use designation which permits 25.49 units per acre.

However, the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. This development does meet the open space standards set forth in Title 19.06.040; therefore, the rezoning request is not appropriate for this location.

In regard to 3:

Jones Boulevard is designated by the Master Plan of Streets and Highways as a 100 foot Primary corridor and will provide adequate access to the site.

In regard to 4:

There are no additional plans that affect this General Plan Amendment request.

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 asked to hold this meeting within 14 days of the closing date of this application. In accordance with the above policy: on June 7, 2006, a neighborhood meeting sponsored by the applicant was held at Calvary Community Church, 2900 Torrey Pines. Ten persons attended the meeting, which resulted in the following comments:

- Do not want lighting to spill on existing properties
- Wall should match existing one
- Eliminate sidewalk along Rowland
- No Streetlights on Rowland
- Dont want two stories, prefer ranch style homes

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 287 by Planning Department

APPROVALS 0

PROTESTS 0