

## AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007  
DEPARTMENT: PLANNING AND DEVELOPMENT  
ITEM DESCRIPTION: ZON-20512 - APPLICANT/OWNER: RANCHO PARK  
RESIDENTIAL, LLC

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### \*\* CONDITIONS \*\*

The Planning Commission (6-0-1/sd vote) and staff recommend APPROVAL, subject to:

#### Planning and Development

1. A Resolution of Intent with a **one**-year time limit is hereby granted
2. A Site Development Plan Review (SDR-20523) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

#### Public Works

3. Construct all incomplete half-street improvements, if any, adjacent to this site concurrent with development of this site.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The project is a request for a Rezoning from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 units per acre) to R-PD16 (Residential Planned Development - 16 units per acre) on a 33.52 acre site adjacent to the east side of Decatur Boulevard approximately 900 feet north of Smoke Ranch Road. A companion Site Development Plan Review (SDR-20523) shall be considered concurrently proposing the construction of a 535-unit Multi-family residential development. The residential district will be constructed on underutilized land and is designed to address the community revitalization goals. Staff recommends approval.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote on 07/15/91.
07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 06/28/94.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) OffPremise Advertising (Billboard) Signs on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) OffPremise Advertising (Billboard) Signs on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 09/28/00.
08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) OffPremise Advertising (Billboard) Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request on 05/24/01.

12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. On 01/23/03, the Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended 01/23/03.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the request on 04/24/03.
06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) application for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 05/27/04.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR5312) application for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.
04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 5,000 square foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 site acres adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. Staff recommended denial, while the Planning Commission recommended approval.
3/01/06	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval while staff recommended denial.

04/26/07	<p>The Planning Commission recommended approval of companion item SDR-20523 concurrently with this application.</p> <p>The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #4/ja).</p>
<b>Related Building Permits/Business Licenses</b>	
NA	
<b>Pre-Application Meeting</b>	
02/27/07	A Pre-application meeting was held where staff was informed by the applicant of the proposed increase in units from 513 to 535. Staff advised the applicant regarding the requirement for a new Rezoning, Site Development Plan Review, and Development Impact Notice and Assessment (DINA) as the project meets the criteria for a Project of Regional Significance.
<b>Neighborhood Meeting</b>	
A neighborhood meeting is not required for this application type nor was one held.	

<b>Field Check</b>	
4/11/07	The project site is sectioned into 3 pads with street improvements providing access from Smoke Ranch Road, Decatur Boulevard, and Rancho Drive.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	M (Medium Density Residential)	C-M (Commercial/Industrial) under ROI to R-PD16
North	Developed	LI/R (Light Industrial Research)	C-M (Commercial/Industrial) Clark County
South	Single and Multi-Family Residential, and Commercial	M (Medium Density Residential) ML (Medium-Low Density Residential) SC (Service Commercial)	C-2 (General Commercial) R-CL (Single-Family Residential Compact Lot)
East	Public Airport	Clark County North Las Vegas Airport	Clark County
West	Commercial and High Density Residential	LI/R: Light Industrial/Research	C-1 (Limited Commercial) R-3 (Medium Density Residential) U (Undeveloped) [SC (Service Commercial) General Plan Designation] C-M (Commercial/Industrial)



<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	33.54 acres

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District	X		Y
<b>Trails</b>		X	Y
<b>Rural Preservation Overlay District</b>		X	Y
<b>Development Impact Notification Assessment</b>	X		Y
<b>Project of Regional Significance</b>	X		Y

**DEVELOPMENT STANDARDS**

*In accordance with Title 19.06, the Development standards for the proposed Residential Planned Development District are established by the Site Plan:*

<i>Setbacks and Building Separation</i>	
<b>FRONT</b>	5 FEET
<b>BUILDING SEPARATION</b>	20 FEET
<b>BUILDING HEIGHT</b>	34 -FEET

*Pursuant to Title 19.10, the following parking standards apply:*

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Multi-family Residential	535 units	1.75 spaces per 2 bedroom unit	730				N*
		2 spaces per 3 bedroom unit	236				
		1 space per every 6 unit for visitor parking	89				
				20	1055	0	

<b>SubTotal</b>			1055	20	1134	0	N
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<b>TOTAL</b>			1055		1134		N
Loading Spaces							
Percent Deviation							

<i>Open Space R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
33.54	15.9	1.65	26%	383,294	28%	409,202	YES

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 units per acre)	ROI = 16.49 units per acre	NA
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD16 (Residential Planned Development 16 units per acre)	16.49 units per acre	553 units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 units per acre	855 units per acre

**ANALYSIS**

The proposed zone change from C-M (Commercial Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) to R-PD16 (Residential Planned Development - 16 Units Per Acre) is consistent with the M (Medium Density Residential) General Plan land use designation.

**FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

The proposed R-PD16 (Residential Planned Development - 16 Units Per Acre) District is compatible with the Medium Density land use designation.

**2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The project will complement the surrounding mix of light industrial, office, retail, automotive, residential, and public facility land uses.

**3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The rezone will allow for housing upon underdeveloped land and within an area targeted for revitalization.

**4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Streets adequately serve the site.

**PLANNING COMMISSION ACTION**

The Planning Commission amended condition #1 to require a one year review. There was one speaker in favor of the application.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 3

**ASSEMBLY DISTRICT** 7

**SENATE DISTRICT** 4

**NOTICES MAILED** 245 by Planning Department

**APPROVALS** 0

**PROTESTS** 0