



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20216 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

The Planning Commission (4-3/se/sd/lc vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL and staff recommends DENIAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southwest Sector Plan of the Master Plan from H (High Density Residential) to M (Medium Density Residential) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive

The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/91	The City Council approved a Rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic).
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.
09/06/06	The City Council approved to Amend (GPA-14318) a portion of the Southwest Sector Plan of the Master Plan from PF (Public Facilities) to H (High Density Residential), a Rezoning (ZON-14321) from U (Undeveloped) [PF (Public Facilities) Master Plan Designation] to R-4 (High Density Residential), a Site Development Plan Review (SDR-14323) for a proposed three-story, 92-unit residential condominium development, and a Variance (VAR-14322) to allow three stories where two stories or 35 feet is the maximum height on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. Staff recommended denial, while the Planning Commission recommended approval.
04/26/07	The Planning Commission recommended approval of companion items ZON-20217, WVR-20568, VAR-20219, VAR-20419 and SDR-20220 concurrently with this application. The Planning Commission (4-3/se/sd/ld vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL (PC Agenda Item #13/jm).

<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held. Staff informed the applicant that the single family detached development proposal required a general plan amendment, rezoning, variance for minimum lot size in a Residential Planned Development zone, and a site development plan review. Submittal requirements were then discussed in detail.
<i>Neighborhood Meeting</i>	
03/15/07	A neighborhood meeting was held at 6:00 pm at Summerlin Lutheran Church, 1911 Pueblo Vista Drive. No citizens attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	H (High Density Residential)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	Retail	SC (Service Commercial)	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	School	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay Zone (175 feet)	X		Y
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

M (Medium Density Residential) The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

The applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use 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. The proposed M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west.

A Variance (VAR-20219) has been requested to permit the deviation from open space requirements, and in addition, a Variance (VAR-20419) to permit an R-PD (Residential Planned Development) in 4.91 acres where five acres is required. The project also requires a Rezoning (ZON-20217) to R-PD14 (Residential Planned Development 14 Units per Acre) and a General Plan Amendment (GPA-20216) to M (Medium Density Residential). Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

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 applicant is proposing 65 single family detached homes that are in an area surrounded by SC (Service Commercial) to the north, west and east of the site. The SC (Service Commercial) land use 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.

The Goal 2 of the Neighborhood Revitalization section in the Las Vegas 2020 Master Plan states that mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. In addition, Policy 2.1.2 states that development on vacant or underutilized lots within existing residential neighborhoods should be sensitive in use and design to surrounding neighborhoods. The proposed M (Medium Density Residential) land use designation is inconsistent with the goals and policies of the Las Vegas 2020 Master Plan and not compatible with the adjacent SC (Service Commercial) General Plan designations and land uses to the north, east and west; therefore, staff recommends denial.

In regard to 2:

The proposed rezoning of R-PD14 (Residential Planned Development 14 Units per Acre) would permit the proposed 65 single family detached homes on 4.91 acres. However, the proposed R-PD14 (Residential Planned Development 14 Units per Acre) is not compatible with the adjacent C-1 (Limited Commercial) zoning to the north, east and west.

In regard to 3:

There are adequate facilities and infrastructure to accommodate a planned community on this site.

In regard to 4:

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0