



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20217 - APPLICANT/OWNER: CENTEX HOMES

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (4-3/se/sd/lc vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-20220) 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.
4. Rezoning (ZON-14321) is hereby expunged.
5. This approval is limited to a maximum of 63-lots.

Public Works

6. Construct all incomplete half-street improvements on Rock Springs Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
8. Provide documentation acceptable to the Right-of-Way Section of the Department of Public Works that shows how the radius associated with the private access road for the school south of this site is being resolved prior to the submittal of any construction drawings.

9. 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

This is a request for a Rezoning from U (Undeveloped) under Resolution of Intent to R-4 (High Density Residential) to R-PD14 (Residential Planned Development - 14 units per acre) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive.

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

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	<p>The Planning Commission recommended approval of companion items WVR-20568, VAR-20219, VAR-20419 and SDR-20220 and failed to obtain a super majority vote which is tantamount to denial of GPA-20216 concurrently with this application.</p> <p>The Planning Commission voted 4-3/se/sd/ld to recommend APPROVAL (PC Agenda Item #14/jm).</p>

<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

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Under Resolution of Intent to R-4	50 Units Per Acre	245
Proposed Zoning	Permitted Density	Units Allowed
R-PD14	14 Units Per Acre	65
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	125

ANALYSIS

The proposed R-PD14 (Residential Planned Development 14 Units per Acre) District is not compatible with the existing C-1 (Limited Commercial) to the north, east and west. In addition, the proposed General Plan Amendment (GPA-20216) to M (Medium Density Residential) land use designation is inconsistent and not compatible with the adjacent SC (Service Commercial) General Plan designations to the north, east and west.

Additionally, the purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns. The proposed 65-lot single-family residential subdivision lacks innovative residential design and the required amount of open space for an R-PD District. Due to the incompatibility with the area and lack of innovative residential design and open space, denial of this application is recommended.

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

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.

If approved, this rezoning would allow development within the standards of the RPD14 (Residential Planned Development 14 Units per Acre) District. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns, which are not compatible with the existing C-1 (Limited Commercial) to the north, east and west.

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

The purpose of the R-PD District is to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space. The proposed 65-lot single-family residential subdivision lacks the required amount of open space and is considered incompatible with development in the area. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

5. 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.

The site gains access from Rock Springs Road, a 60-foot local street. These streets will provide adequate access to and from the subject property.

PLANNING COMMISSION ACTION

The Planning Commission added condition #5 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0