

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20956 - APPLICANT/OWNER: SUNRISE ASSOCIATES, LP

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20957) 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park) on 0.98 acres at 1200 North Lamb Boulevard.

The applicant requests to reconfigure the street access of the mobile home park, adding nine spaces to an existing mobile home park on the 0.98 acre parcel. The overall Mobile Park is 26.85 acres with 186 existing designated spaces. The project proposes to add nine spaces, totaling 195 spaces for the entire site, which would represent a density of seven units per acre. The proposed density is in conformance with both the General Plan and the R-MHP zoning district; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/89	The City Council approved a Rezoning from R-E (Residence Estates) to R-MHP (Residential Mobile Home Park) on property located west of Lamb Boulevard between Owens Avenue and Washington Avenue. Planning Commission and staff recommended approval.
05/24/07	The Planning Commission recommended approval of companion item SDR-20957 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #8/jm).
<i>Pre-Application Meeting</i>	
03/15/07	A pre-application conference was held. The applicant was informed that the subject property must be rezoned from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park). The R-MHP (Residential Mobile/Manufactured Home Park) zoning designation requires a minimum space size of 4,000 square feet, a minimum space width of 45 feet and a front, side and rear setback of 5 feet.

<i>Field Check</i>	
04/23/07	A field check was made to the parcel. There is no access to the parcel as it is completely enclosed by a six foot tall masonry wall. There is dense desert foliage in brush on the site and debris from dumping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential)/ M (Medium Density Residential)	R-PD16 (Residential Planned Development 16 Units per Acre)/ R-CL (Single Family Compact-Lot)
South	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
East	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
West	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	4,000 SF	4,000 SF	Y
Dwelling Units per Lot	1	1	Y
Min. Lot Width	45 Feet	45 Feet	Y
Min. Setbacks			Y
• Front	5 Feet	5 Feet	
• Side	5 Feet	5 Feet	
• Corner	5 Feet	5 Feet	
• Rear	5 Feet	5 Feet	

Existing Zoning	Permitted Density	Units Allowed
R-E	2.0 du/ac	2 Units
Proposed Zoning	Permitted Density	Units Allowed
R-MHP	8.49 du/ac	8 Units
General Plan	Permitted Density	Units Allowed
ML	5.6 8.49 du/ac	8 Units

ANALYSIS

The applicant is requesting a Rezoning from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park). The R-MHP District is a medium density residential district under single ownership or control designated primarily for the rental of spaces for occupied mobile or manufactured homes. The RMHP District is consistent with the policies of the Medium-Low Density Residential category of the General Plan. The subject site is designated ML (Medium-Low Density Residential) within the General Plan, which allows up to a maximum of 8.49 units per gross acre.

The applicant requests to reconfigure the street access of the mobile home park, adding nine spaces to an existing mobile home park on the 0.98 acre parcel. The overall Mobile Park is 26.85 acres with 186 existing designated spaces. The project proposes to add nine spaces, totaling 195 spaces for the entire site, which would represent a density of seven units per acre. The proposed density is in conformance with both the General Plan and the R-MHP zoning district.

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-MHP (Residential Mobile/Manufactured Home Park) zoning district conforms to the General Plan designation of ML (Medium -Low Density Residential).

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 proposed use is compatible with adjacent development. The development will be incorporated into the existing mobile home park that surrounds the parcel.

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

The development will be incorporated into the existing mobile home park that surrounds the parcel. The mobile park is not well served by continuing to maintain a vacant parcel of land in the middle of the area, where dust control, vandalism and a host of other problems can result from the continuation of the current undeveloped state of the site. The project as proposed will benefit the neighborhood and will appropriate in the context of the type and density of development on surrounding sites.

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.

This project will be located near Lamb Boulevard, a 100-foot wide Primary Arterial designated by the Master Plan Streets and Highway. Even though direct access to the site will be through the existing portion of the mobile home park, these roads will be adequate in size to meet the requirements of the proposed zoning district.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 414 by Planning Department

APPROVALS 0

PROTESTS 0