

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-22587 - APPLICANT: NOELLE SOREL - OWNER:

BISHOP ROBERT BURGESS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request to Amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to ML (Medium Low Density Residential) on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane.

The proposed land use amendment involves a project parcel surrounded by existing developed and undeveloped rural (Residence Estates Clark County zoning) property. The proposed land use change to allow a more intensive residential use is considered inappropriate for this area of the city and uncomplimentary with Clark County rural residential areas south of the project site. Staff recommendation is denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/06	The Planning Commission accepted a request from the applicant to Withdraw without Prejudice an application for a Site Development Plan Review (SDR-16849) and related Special Use Permit (SUP-16850) for an 11,590 square foot church with Waivers of perimeter landscape buffers on a 2.5 acre site.
04/14/06	The City of Las Vegas annexed (ANX-10579) 2.5 acres generally located on the southeast corner of Roberta Lane and Apricot Lane.
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
04/16/07	A Pre-Application Meeting was held where Planning staff advised the applicant of the application requirements for a General Plan Amendment.
<i>Neighborhood Meeting</i>	
06/28/07	A Neighborhood Meeting was held by the applicant and was attended by 13 members of the public, Councilman Barlow (Ward 5), a representative from the Planning and Development Department, and two applicants. Project concerns were voiced by the public in regards to lot size, building height, site access, traffic impacts, and a request to age restrict any proposed future community development.
<i>Field Check</i>	
06/21/07	A site visit was conducted to the site and the property is an undeveloped dirt lot surrounded by low density residential to the south, east, and west, and medium low density residential to the north.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.49 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped dirt lot	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential)]
North	Single-family Residential	R (Rural Density Residential)	R-PD6
South	Clark County - Rural residential	R (Rural Density Residential)	Rural Residential
East	Clark County - Rural residential	R (Rural Density Residential)	Rural Residential
West	Clark County - Rural residential	R (Rural Density Residential)	Rural Residential

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

The project site is an undeveloped parcel surrounded by undeveloped and developed low density residential uses immediately south, east, and west (Clark County), and a developed residential planned district north of the subject site (City of Las Vegas). The proposal to redesignate the land use to ML (Medium Low Density Residential) from R (Rural Density Residential) will allow for future development of up to 8.49 dwelling units per acre where as the rural land use permits 3.59 dwelling units per acre. The subject parcel is zoned U (R) [Undeveloped (Rural Density Residential)] and the property south, east, and west are all within Clark County Jurisdiction and are zoned as R-E (Residence Estates). Although a neighboring single-family Residential Planned District [(R-PD6), Annexation (ANX-10579)] exists north of the project site, the underlying zone for this subdivision does not conform to the General Plan land use designation of R (Rural Residential) for the site.

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Planning staff considers the proposed change in land use to ML inappropriate for this location as the designation will allow for a development intensity unacceptable for this area of the city and incompatible with the less intensive residential estates lots adjacent to the site.

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,**

The density that could be permitted with the ML (Medium Low Density Residential) land use designation is considered incompatible with existing developed and undeveloped rural designated land. Medium Low Density residential designation permits up to 8.49 dwelling units per acre under the ML (Medium Low Density Residential) land use designation while existing rural residential designated land permits 3.59 dwelling units per acre. The ML land use will allow for more intensive use that will not complement the primarily low density rural character of this community.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The base zones allowed with the proposed change in land use will allow for R-2 (Medium-Low Density Residential), R-CL (Single-family Compact Lot), and R-MHP (Residential Mobile/Manufactured Home Park) Zoning. Areas directly south, east, and west of the subject parcel within Clark County are zoned for Residential Estates. The project has the potential to directly affect the rural character of this community.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Streets, roads, and utility infrastructure are available within the project area. Access to the site exists along Apricot Lane and Roberta Lane. No parks/recreation or open space facilities are located within ½ mile radius of the project parcel.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed land use amendment is not located within any adopted neighborhood, specific or master plan area.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 345

APPROVALS 0

PROTESTS 7