



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA- 20466 - APPLICANT/OWNER: AHP NEVADA, INC.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to M (Medium Density Residential) on a 3.99 acre site located at 3450 North Buffalo Road. The proposed amendment in combination with the proposed Rezone will allow for the expansion an existing convalescent care center within a rural residential environment. Staff does not consider the change in land use designation appropriate or within character of the existing community. Staff recommendation is for denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/25/1997	The Board of Zoning Adjustment considered and approved an Extension of Time for an approved Special Use Permit (UC-91-95) allowing a convalescent care facility at the east side of Buffalo Drive bounded by Ruby Valley and Tioga Way. Staff recommended approval.
12/19/1996	The project site was incorporated into the city as part of an Annexation (A-0022-96) and was approved by the Planning Commission for an approximately 2.5 acre area of land.
9/26/1996	The project site was incorporated into the city as part of an Annexation [A-0010-96(A)] and was approved by the Planning Commission for an approximately 2.5 acre area of land.
06/14/07	The Planning Commission recommended approval of companion items ZON-20470, VAR-21139, SUP-20471 and SDR-20468 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #13/ja).
<i>Related Building Permits/Business Licenses</i>	
7/17/2001	A business license was issued by Business Licensing for a Cosmetology Establishment (B05-02813-6-09383). The license is currently active.
11/13/1998	A business license was issued by Business Licensing for a Nursing Home (N04-00009-2-081886). The license is currently active.
<i>Pre-Application Meeting</i>	
02/13/2007	A Pre-application meeting was held with the applicant and Planning staff advised of the General Plan, Zoning, and Special Use Permit requirements applicable to the proposed project.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was held by the applicant with city staff in attendance on 3/28/07. No citizens attended the meeting.	

Details of Application Request			
Site Area			
Net Acres	3.99 acres		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convalescent Care	Rural Density Residential (General Plan Designation)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] Proposed to R-3 (Medium Density Residential)
North	Private School	Rural Density Residential	Clark County/ R-E (Rural Estates)
South	Single-family Residential and Commercial Office	Rural Density Residential	Clark County/ R-E (Rural Estates)
East	Single-family Residential	Rural Density Residential	Clark County/ Single-family Residential
West	Single-family Residential	Medium Low Density Residential	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Centennial Hills	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Northwest Openspace	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	25.49 du/per acre	NA

<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R (Rural Density Residential) Proposed M (Medium Density Residential)	25.49 du/per acre	NA

ANALYSIS

The proposed General Plan Amendment will change the land use designation from R (Rural Density Residential) to M (Medium Density Residential). As the project site neighbors low density residential land uses, the proposed expansion is considered too intense for the area and non-compatible with the adjacent rural residential community.

The companion Rezone to R-3 (Medium Density Residential) is consistent with the Medium Density Residential land use designation. Title 19.04 Special Use Permit Requirements regulates the number of beds allowed via the underlying zone. The R-3 zone allows for 50 beds per acre. The project addition will result in 36 beds for a total of 154 beds (38 beds per acre) on the 3.99 acre project 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 project expansion will allow for a site development that will result in the intensification of use that will not blend with neighboring low density residential uses.

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

The change in land use in tandem with the proposed R-3 zoning district is consistent with the Medium Density Residential General Plan land use designation. However, the proposed expansion of the current Convalescent Care Center will not complement the adjacent rural density single family residential uses.

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

Public infrastructure in the area is adequate.

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

The proposed amendment is not consistent with the Centennial Hills Sector Plan in that the proposal will not achieve the goal of maintaining rural areas.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 248 by Planning Department

APPROVALS 0

PROTESTS 0