



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 19, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-25974 - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL

**** CONDITIONS ****

The Planning Commission (4-3/ds/rt/vq vote) and staff recommend DENIAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to the Lone Mountain West Development Plan to amend the land use designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and amend tables one (1) through five (5) of the Master Development Plan on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road. Note: this application has been amended and re-notified to include a request to amend tables one (1) through five (5) of the Master Development Plan

The project as designed is more intense than the existing residential development adjacent to the site. As such, the project is not appropriate to its context, and staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval. Staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval with amended conditions. Staff recommended denial.
03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan (A) to add 4.95 acres to the Plan area, (B) to change the land use designation from: L (Low Density Residential) to ML (Medium-Low Density Residential), and (C) amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval. Staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. Planning Commission recommended approval. Staff recommended denial.

04/05/06	The City Council approved a Site Development Review (SDR-11188) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Planning Commission recommended approval, while staff recommends denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308 lot residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
02/14/08	The Planning Commission recommended denial of companion item SDR-25487 concurrently with this application. The Planning Commission voted 4-3/ds/rt/vq to recommend DENIAL (PC Agenda Item #22/jm).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses pertain to this site.	
<i>Pre-Application Meeting</i>	
09/12/07	A pre-application meeting was held with the applicant. The applicant proposes to replace a portion of a 308-lot single-family residential development with a 296-unit multi-family residential development on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road. The applicant was informed that this would require a Major Modification of the Lone Mountain West Plan and a Major Amendment to the previously approved Site Development Plan Review (SDR-11188).
<i>Neighborhood Meeting</i>	
01/17/08	A neighborhood meeting was on January 17th, 2008 at 5:30 PM at Mountain Crest Neighborhood Services Center, 4701 North Durango Drive Las Vegas, NV 89129. There were 11 members of the public in attendance, two applicants and two city staff present. The following questions were posed by participants: • Acreage figure • Acreage figure • Water pressure • Notices late and not inclusive • Street access • Seniors / assisted living • Parking • Drainage • Single family lower density is better • Need for a traffic study Those in attendance who spoke are not in favor of the project. Senior housing was preferable to some. One member said he was undecided.

Field Check	
12/18/07	A field check was made on site. The site is currently undeveloped with existing single family residential to the east of the property.

Details of Application Request	
Site Area	
Gross Acres	16.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Desert	PCD (Planned Community Development)	RC (Resource Conservation)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Lone Mountain West	X		Y
Special Districts/Zones	Yes	No	Compliance
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

<i>Existing GPA</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development) [Lone Mountain West ML (Medium Low Density Residential)]	12 du/ac	196 Units
<i>Proposed GPA</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Community Development) [Lone Mountain West MFM (Multi-Family Medium Residential)]	25 du/ac	410 Units
<i>Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Development)	N/A	N/A

ANALYSIS

The subject property is designated as PCD (Planned Community Development) under the Centennial Hills Sector Land Use Map of the General Plan and is zoned PD (Planned Development). This category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

The subject site is currently ML (Medium-Low Density Residential) Lone Mountain West special land use designation. The applicant requests that the four parcels that make up the site be designated MFM (Multi-Family Medium) special land use designation. This designation allows up to 25 units per acre and calls for product types that include a higher density variety of multi-family unit such as condominiums and low density multi-family, and residential buildings up to three stories. The request is to accommodate the proposed multi-family development at a gross density of 18.04 units per acre. The existing designation will only allow a density of 12 dwelling units per acre. The difference between the proposed development (296 units) and the existing designation (196 units allowed) is a difference of 100 units; under the proposed designation (410 units allowed) this development would be compliant with the density allowances as outlined with the Lone Mountain West Master Plan.

The previously approved Major Modification (MOD-11184) changed the land use from L (Low Density Residential) to ML (Medium Low Density Residential), which included a Site Development Plan Review (SDR-11188) for 308-single-family lots. In addition to this Major Modification request, the applicant is requesting a new Site Development Plan Review (SDR-25487) to amend Site Development Plan Review (SDR-11188) proposing to replace 159 entitled single-family lots with 296 multi-family units on a 16.4 acre portion of the 38.6 acre site, which will leave 149 entitled single-family lots on 22.2 acres to the south of this proposal. The 22.2 acre site is still undeveloped.

In an effort to maintain the integrity of the Lone Mountain West Master Development Plan and to provide the most accurate information to the public, the applicant has requested to amend Tables One (1) through Five (5) of the Master Development Plan. The new proposal will result in a total gross residential density for the 222.11 acre Lone Mountain West project area to 6.91 du/ac, the 333.77 PCD (Planned Community Development) area, which is outside of the original Lone Mountain West project area, including BLM parcels, to 6.80 du/ac and the 555.88 acre total planning area to 6.84 du/ac which is below the PCD (Planned Community Development) 8.0 du/ac standard; therefore, the new proposal meets gross density requirements.

To the east and south of the subject site are developments with parcels designated as ML (Medium-Low Residential) and L (Low Density Residential) Lone Mountain West special land use designation. The entire proposal is surrounded by either existing or proposed single-family residential. The project as designed is more intense than the existing residential development adjacent to the site. As such, the project is not appropriate to its context, and staff recommends denial of this request.

Centennial Hills Sector Plan

Objective B: Achieve a compatible balance of land uses that are standard throughout the Centennial Hills Sector by providing appropriate and compatible locations for all land use categories.

The overall density and intensity of the project is greater than adjacent single-family residential development.

Policy B1.4: Encourage the development of random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development.

The project as designed is more intense than the existing residential development adjacent to the site.

Policy B.3.2: Except for the designated Centennial Hills Town Center Planned District, multi-family development should be located along major roadways, unless indicated otherwise in the land use plan.

The site is located along no major roadways. Adjacent roadways and neighborhoods could be negatively affected by increased traffic.

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 overall density and intensity of the project is greater than adjacent single-family residential development. The proposed development is not compatible with the existing and proposed residential development immediately to the east and south of this site.

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

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

The 296 unit development would be served by Lone Mountain Road from the north, Peaceful Dawn Avenue to the east, and Stange Avenue to the south, which all connect with Cliff Shadows Parkway, an 80-foot wide Secondary Collector as defined by the Master Plan Streets and Highways. Adjacent roadways and neighborhoods could be negatively affected by increased traffic.

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

The Modification of the Land Mountain Master Development Plan request does not meet the objectives and policies outlined in the Centennial Sector Plan.

PLANNING COMMISSION ACTION

There were four speakers in opposition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 241 by Planning Department

APPROVALS 0

PROTESTS 53