

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-27302 - APPLICANT/OWNER: SOUTHWEST DESERT
EQUITIES, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to H (High Density Residential) on 5.18 acres adjacent to the northwest corner of Shaumber Road and the Bright Angel Way alignment, approximately 665 feet north of Tropical Parkway. The proposed change is not compatible with the surrounding area, therefore staff recommends denial of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/16/07	The City Council approved an Annexation (ANX-10156) of properties generally located west of Interstate 215 and east of the Puli Road Alignment. This Annexation contained approximately 245.9 acres, including the subject parcel. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
02/25/08	A pre-application meeting was conducted and the requirements for submitting a General Plan Amendment were discussed.
<i>Neighborhood Meeting</i>	
03/25/08	A neighborhood meeting was held at Centennial Hills Community Center, 6601 North Buffalo Drive. Four members of the public attended this meeting and the following concerns were noted: <ul style="list-style-type: none"> The public was not concerned about the density and the possibility of attached product, but were concerned about the height. They do not want anything built over two stories.
<i>Field Check</i>	
03/17/08	A field check was conducted and found that the subject site is completely undeveloped, with limited access to the site from North Shaumber Road.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.18 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped Land	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped Land	PF (Public Facilities)	U (Undeveloped)
East	Interstate 215 (Bruce Woodbury Beltway)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Undeveloped Land	PF (Public Facilities)	U (Undeveloped)

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

<i>Existing General Plan</i>	<i>Permitted Density</i>
PCD (Planned Community Development)	2-8 units an acre
<i>Proposed General Plan</i>	<i>Permitted Density</i>
H (High Density Residential)	25 units or more an acre

ANALYSIS

The request is for a General Plan Amendment from PCD (Planned Community Development) to H (High Density Residential). The proposed designation allows development such as multi-family plexes, townhouses, high density apartments, and high-rise residential. This category allows 25 or more units per acre.

The original General Plan designation of PCD (Planned Community Development) 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. In addition, commercial, public facilities and office projects may be used as buffers within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity.

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The surrounding properties have a mixture of PCD (Planned Community Development) and PF (Public Facilities) General Plan Designations. This proposal would create an inconsistency with future land use designations, when compared to the surrounding area. The current General Plan designation of PCD (Planned Community Development) is consistent with the surrounding uses and therefore must continue. Due to the incompatibility of this designation with the surrounding present and future land use designations, staff is recommending denial of this General Plan Amendment.

Centennial Hills Sector Plan

Objective A: Develop and maintain the Centennial Hills Sector Plan as the principal policy document for this area for establishing future land uses in conjunction with community facilities, infrastructure systems, circulation systems, resource conservation, and compatible/needed development.

The proposed General Plan Amendment does not use Centennial Hills Sector Plan as the principal policy document for establishing future land use.

Policy A2.1: Any development that is not immediately adjacent to all required public infrastructure shall be defined as being leapfrog development. All development determined as being leapfrog shall be responsible for providing all required and/or oversized infrastructure leading to and providing services for that development.

This proposal creates a situation where this property is not immediately adjacent to all the required public infrastructure, therefore this is a leapfrog development.

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 this request is substantially greater than the adjacent residential General Plan Designation of PCD (Planned Community Development).

Policy B3: Plan for the appropriate location of multiple family residential uses throughout the Northwest. Such locations should be in the Centennial Hills Town Center or Village Center areas unless otherwise indicated in the adopted plan map.

This request for a H (High Density Residential) General Plan Designation is not located in the Centennial Hills Town Center or Village Center areas.

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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,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

The density and intensity of the proposed General Plan Amendment is not compatible with existing adjacent land use designations. A goal of the Centennial Hills Plan is to promote a mix of land uses that are appropriate and compatible with existing development (Section 2.8). The surrounding General Plan Designations are PF (Public Facilities), ROW (Right-of-Way) and PCD (Planned Community Development). The General Plan Designation to the north of the subject property is PCD (Planned Community Development) which permits a density of two to eight dwelling units an acre. The proposed H (High Density Residential) General Plan designation would permit a density of at least 25 dwelling units an acre, therefore creating an inconsistency with surrounding future land use designations.

In regard to 2:

The property is currently zoned U (Undeveloped), due to the relatively remote location of this parcel. The proposed H (High Density Residential) General Plan designation would require a Rezoning to either R-4 (Medium Density Residential), R-5 (High Density Residential) or R-PD (Residential Planned Development 25 or more units an acre). These zoning districts are not compatible with the PCD (Planned Community Development) General Plan designation located north of the subject parcel; therefore this request is not supportive of existing adjacent future or current land uses.

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In regard to 3:

The proposed H (High Density Residential) General Plan Designation is not supported by appropriate circulation, infrastructure, and public and private services. This projects remote location will not protect and enhance existing residential neighborhoods, but instead increase vehicle congestion due to the inadequate infrastructure. Lastly, the subject location does not promote the use existing public services and will require substantial increases in public services such as fire, police and recreation.

In regard to 4:

This application request is in an area in which public infrastructure has not been fully developed. Currently, there are no sewer connections directly adjacent to the subject property. This proposal is determined to be a leapfrog development and will be responsible for providing all required and/oversized infrastructure leading to and providing services for this development (Section 2.8: Policy A2.1).

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38

APPROVALS 0

PROTESTS 6