



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-25905 - APPLICANT/OWNER: KB HOMES NEVADA INC, ET AL

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-1/sd-1/bg vote) recommends APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from DR (Desert Rural) to L (Low Density Residential) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The proposed change of designation is consistent with the residential use proposed for this property; however, the proposed designation and potential intensity are not compatible with the surrounding area and staff, therefore, recommends denial of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/28/08	The Planning Commission recommended approval of companion items ZON-25906, VAC-25907 and SDR-25908 concurrently with this application. The Planning Commission voted 5-1/sd-1/rt to recommend APPROVAL (PC Agenda Item #23/rts).
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to this site	
<i>Pre-Application Meeting</i>	
10/03/07	A pre-application meeting was held and elements of this application were discussed. Parking ratios, access issues from Decatur Boulevard and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
01/03/08	A neighborhood meeting was held at the Centennial Hills Community Center, 6601 North Buffalo Drive. Ten members of the public, five representatives of the applicant, and one member of the Planning and Development staff attended. Those in attendance had the following comments and concerns: <ul style="list-style-type: none"> • There was no objection to the density proposed. • There was a desire that the elevation of the houses within the proposed development be similar in appearance to the existing area homes.

<i>Field Check</i>	
12/20/07	The Department of Planning and Development conducted a site visit that found that the site is an undeveloped parcel. There was temporary chain link fencing around the perimeter of the site. Some trash and debris had collected at the edges of the site.

Details of Application Request	
Site Area	
Gross Acres	30.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential) [Proposed: L (Low Density Residential)]	R-E (Residence Estates) [Proposed: R-PD4 (Residential Planned Development Four Units per Acre)]
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)
	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
South	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development Four Units per Acre)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
	Undeveloped	DR (Desert Rural)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	n/a
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	n/a
Trails	X		Y *
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

* The required trail is indicated by notation. A condition has been included in the Site Development Plan Review (SDR-25908) that requires the trail to meet the Recreation Trails Element requirements for a Multi-use Equestrian Trail.

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	2.0 dwelling units / acre	60 dwelling units / acre @ 30.2 acres
Proposed Zoning	Permitted Density	Units Allowed
R-PD4 (Residential Planned Development Four Units per Acre)	4.49 dwelling units / acre Proposed: 3.91 dwelling units / acre	135 dwelling units / acre @ 30.2 acres Proposed: 118 dwelling units
General Plan	Permitted Density	Units Allowed
DR (Desert Rural Density Residential)	2.1 2.49 dwelling units / acre	75 dwelling units / acre @ 30.2 acres
Proposed: L (Low Density Residential)	3.6 5.5 dwelling units / acre	166 dwelling units / acre @ 30.2 acres

ANALYSIS

The request is for a General Plan Amendment from DR (Desert Rural Residential) to L (Low Density Residential) on a 30.2 acre consisting of multiple parcels located on the Centennial Hills Sector Map of the General Plan. The proposed designation allows single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.5 units per acre. The project proposes a single family residential subdivision consisting of 118 lots, at the northeast corner of Iron Mountain Road and Leon Avenue.

This amendment was submitted in conjunction with a proposed Rezoning (ZON-25906) to R-PD4 (Residential Planned Development Four Units per Acre), Vacation (VAC-25907) to vacate portions of the rights-of-way at the perimeter of the site, and a Site Development Plan Review (SDR-25908) for the siting of a 118-lot single family residential subdivision. The L (Low Density Residential) General Plan designation is not compatible with the existing and future residential developments in the area; therefore, staff does not support this General Plan Amendment.

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 proposed General Plan Amendment to L (Low Density Residential) allows single family residential development up to 5.5 units per acre. While there is L (Low Density Residential) to the south, the remaining developed area to the north and west has a designation of R (Rural Density Residential) which only allows a density of 3.59 units per acre. The intensification allowed by this designation does allow for the appropriate transition from lower densities, like the existing DR (Desert Rural Residential Density), to the higher density proposed.

In regard to 2:

The zoning district proposed under the proposed General Plan designation is an R-PD4 (Residential Planned Development Four Units per Acre) district. The applicants intent is to create 118 lots for single-family dwellings. The R-PD4 (Residential Planned Development Four Units per Acre) district is a compatible zoning district with existing adjacent land uses and zoning districts.

In regard to 3:

As the area to the north, south, and west are fully developed there should be adequate facilities to accommodate a single family residential subdivision at this location.

In regard to 4:

There are no other plans or policies that would be applicable.

PLANNING COMMISSION ACTION

There were 10 speakers at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 37

SENATE DISTRICT 4

NOTICES MAILED 414 by Planning Department

APPROVALS 0

PROTESTS 9