

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 22, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-27135 - APPLICANT: CITY OF LAS VEGAS -

OWNER: CITY OF LAS VEGAS, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from ROW (Right-of-Way) and PF (Public Facilities) to M (Medium Density Residential) and PF (Public Facilities) on approximately 15.25 acres adjacent to the north side of Westcliff Drive, approximately 595 feet east of Tenaya Way. The proposed change of designation to M (Medium Density Residential) is consistent with the residential use proposed for this property and the density allowed by this designation is compatible with neighboring properties. Further, the use and proposed density have been supported for this location by adoption of a Disposition and Development Agreement between the City and the applicant. Therefore, staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/08/04	A request for a General Plan Amendment (GPA-3366) to amend a portion of the Southwest Sector Map of the General Plan from ROW (Right-of-Way) to M (Medium Density Residential) on 12.33 acres located on the north side of Westcliff Drive, approximately 600 feet east of Tenaya Way was pulled prior to the Planning Commission meeting.
01/12/06	A request for a General Plan Amendment (GPA-10522) to amend a portion of the Southwest Sector Map of the General Plan from ROW (Right-of-Way) to M (Medium Density Residential) on 12.33 acres located on the north side of Westcliff Drive, approximately 600 feet east of Tenaya Way was withdrawn prior to the Planning Commission meeting.
04/10/08	The Planning Commission held this item in abeyance at the applicants request to allow it to accompany multiple companion items.
05/22/08	Companion items for a Rezoning (ZON-27496), Vacation (VAC-27747), and Site Development Plan Review (SDR-27497) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the proposed development.	
<i>Pre-Application Meeting</i>	
02/06/08	A pre-application meeting was held and elements of this application were discussed. A number of Public Works related issues, questions about the trail, access to the Las Vegas Valley Water District site and submittal requirements were discussed.

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<i>Neighborhood Meeting</i>	
03/11/08	<p>A neighborhood meeting was held at the Rainbow Library, 3150 North Buffalo Drive. Forty-four members of the public, seven representatives of the applicant, and staff members from the Planning and Development Department and City Council Office attended. The majority of persons in attendance indicated opposition to the project. Those in attendance had the following comments and concerns:</p> <ul style="list-style-type: none"> • Park promised, • Already too many apartments, • They dont want Section 8, • Enforceability of income standards, • Traffic generation, • Delay of the overpass, • Crime, • Effect on property values.
05/19/08	<p>A neighborhood meeting has been scheduled at the Rainbow Library, 3150 North Buffalo Drive for 6:00 PM. Staff has requested that the applicant hold a follow-up neighborhood meeting to present the most recent site plan and application submittal.</p>

<i>Field Check</i>	
03/07/08	<p>The Department of Planning and Development conducted a site visit that found that the site is mostly undeveloped; however, there is a paved drive and a number of wooden utility poles on-site. There is temporary chain link fencing around the perimeter of the site. Some trash and debris had collected on the site, mainly at the edges.</p>

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	13.2 (Project Area) 15.25 (Rezoning Area) 27.5 (Total Parcel Area)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ROW (Right-of-Way) Proposed: M (Medium Density Residential) and PF (Public Facilities)	U (ROW) [Undeveloped (Right-of-Way) General Plan Designation] Proposed: R-PD19 (Residential Planned Development 19 Units Per Acre) and C-V (Civic)

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	Utility Installation, Other Than Listed (LVVWD Well)	PF (Public Facilities) Proposed: M (Medium Density Residential) and PF (Public Facilities)	C-V (Civic) Proposed: R-PD19 (Residential Planned Development 19 Units Per Acre) and C-V (Civic)
North	Summerlin Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Single Family, Attached	M (Medium Density Residential)	R-PD16 (Residential Planned Development 16 Units per Acre)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Undeveloped Proposed: Church/House of Worship (SDR-15747)	SC (Service Commercial)	U (SC) [Undeveloped (Service Commercial) General Plan Designation]
	Financial Institution, General	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD24 (Residential Planned Development 24 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD16 (Residential Planned Development 16 Units per Acre)
	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	n/a
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails	X		Y *
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

* While the depicted trail deviates from Exhibit 1 of the Master Plan Transportation Trails Element, it is in compliance with the approved trail engineering designed for this section of trail by the City's Public Works Department.

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	2.0 dwelling units / acre	30 dwelling units / acre @ 15.25 acres
C-V (Civic)	n/a	n/a
Proposed Zoning	Permitted Density	Units Allowed
R-PD19 (Residential Planned Development Nineteen Units Per Acre)	19.49 dwelling units / acre	297 dwelling units @ 15.25 acres
	Proposed: 19.09 dwelling units / acre	Proposed: 252 dwelling units @ 13.2 acres
C-V (Civic)	n/a	n/a
General Plan	Permitted Density	Units Allowed
ROW (Right-of-Way)	n/a	n/a
PF (Public Facilities)	n/a	n/a
Proposed: M (Medium Density Residential)	12.1 25.49 dwelling units / acre	388 dwelling units / acre @ 15.25 acres
	Proposed: 19.09 dwelling units / acre	Proposed: 252 dwelling units @ 13.2 acres
PF (Public Facilities)	n/a	n/a

ANALYSIS

The request is for a General Plan Amendment from ROW (Right-of-Way) and PF (Public Facilities) to M (Medium Density Residential) and PF (Public Facilities) on 15.25 acres consisting of portions of two parcels located on the Southwest Sector Map of the General Plan. The PF (Public Facilities) designation portion of this request will allow the swap of 0.57 acres of existing PF (Public Facilities) to M (Medium Density Residential) for 0.66 acres of ROW (Right-of-Way) to PF (Public Facilities) in connection with an existing Las Vegas Valley Water District well site. The primary purpose of this amendment is to create a project site with an M (Medium Density Residential) designation. The proposed designation allows a variety of multi-family units such as -plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. Pursuant to the approved Disposition and Development Agreement, the project will consist of a 274-unit multi-family residential development intended as affordable (workforce) housing, between the Summerlin Parkway and Westcliff Drive, east of Tenaya Way.

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This Amendment has been submitted in conjunction with a Rezoning (ZON-27496) to change the zoning to R-PD19 (Residential Planned Development 19 Units Per Acre) and C-V (Civic) zoning districts, Vacation (VAC-27747) to vacate various right-of-way grants, and Site Development Plan Review (SDR-27497) for a proposed 252-unit multi-family development with a Waiver of the Residential Adjacency Standard 3:1 Proximity Slope Setback. A waiver may be requested if a multi-family development is intended to meet the affordability housing objectives of the General Plan. The M (Medium Density Residential) General Plan designation is generally compatible with the existing and future residential and commercial developments in the area; therefore, staff supports 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 M (Medium Density Residential) allows a variety of multi-family units such as -plexes, townhouses, and low-density apartments at a density up to 25.49 units per acre. As there is M (Medium Density Residential) to the west and southwest, commercial to the east and a highway to the north, the intensification allowed by this designation maintains an appropriate transition for this area.

In regard to 2:

The zoning district anticipated under the proposed General Plan designation is an R-PD19 (Residential Planned Development 19 Units per Acre) district. The applicants intent is to develop 252 units of multi-family, affordable (workforce) housing. The R-PD19 (Residential Planned Development 19 Units per Acre) district is generally compatible 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 multi-family residential development at this location.

In regard to 4:

The proposed change of designation is in keeping with the Disposition and Development Agreement approved by the City Council on 11/21/07. Further, the proposed development is in keeping with Policy 3.3.2 of the City of Las Vegas Master Plan 2020, which calls for the City to leverage funds, obtain private sector assistance and funding commitments to broaden the range of housing options. This advances Objective 3.3, which is to ensure that there is a diverse choice of affordable housing types and costs that meets the present and future needs of the city's population, provides more opportunities for home ownership, and affords residents a greater opportunity to reside in the housing of their choice. No other adopted plans, policies or approved neighborhood plans are affected by the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 964

APPROVALS 1

PROTESTS 129

CONCERNS 1