

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 22, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-27496 - APPLICANT: THE TAPESTRY GROUP, INC. -

OWNER: CITY OF LAS VEGAS, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (ROW) [Undeveloped (Right-of-Way) General Plan Designation] and C-V (Civic) to R-PD19 (Residential Planned Development 19 Units per Acre) and C-V (Civic) on 15.2 acres adjacent to the north side of Westcliff Drive, approximately 595 feet east of Tenaya Way. The project proposes to site a 252-unit multi-family development that is intended to meet the affordable housing objectives of the General Plan.

The proposed rezoning to the R-PD19 (Residential Planned Development 19 Units per Acre) zoning district is consistent with the M (Medium Density Residential) designation proposed as a part of a companion General Plan Amendment (GPA-27135). The size of the project area to be rezoned is greater than five acres, which meets the area requirement for a rezoning to an R-PD (Residential Planned Development) district. The proposed M (Medium Density Residential) designation is consistent with the objectives of the General Plan and is compatible with neighboring developments which are similar in density or designated for commercial development. The C-V (Civic) portion of this request is relatively minor and is related to the Las Vegas Valley Water Districts existing well site. For these reasons, this zoning request is appropriate for the area and approval of this request is recommended.

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Residential) on 12.33 acres located on the north side of Westcliff Drive, approximately 600 feet east of Tenaya Way was withdrawn prior to the Planning Commission meeting.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 a General Plan Amendment (GPA-27135) in abeyance at the applicants request to allow it to accompany multiple companion items.
05/22/08	Companion items for a General Plan Amendment (GPA-27135), Vacation (VAC-27747), and Site Development Plan Review (SDR-27497) will be heard concurrently with this item.

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<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.
<i>Neighborhood Meeting</i>	
03/11/08	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: <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	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.
<i>Field Check</i>	
03/07/08	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.

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<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)
	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)

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<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

Pursuant to Title 19.08.040 (C)(4), the development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria. Any future development will require review for determination of appropriate development standards.

Pursuant to Title 19.08, the following development standards are proposed:

<i>Standard</i>	<i>Proposed</i>
Min. Lot Size	574,992 Square Feet
Min. Lot Width	318 Feet
Min. Setbacks	
• Front (Westcliff Drive)	20 Feet
• Side (Adjacent to R-PD16)	10.33 Feet
• Side (Adjacent to R-CL)	50 Feet
• Side [Adjacent to U(SC)]	10.25 Feet
• Corner Side (Tenaya Way)	87.5 Feet
• Corner (Unnamed Public Roadway)	15 Feet
• Rear (Summerlin Parkway)	30 Feet
Max. Lot Coverage	n/a
Max. Building Height	3 Stories (40.92 Feet)

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Pursuant to Title 19.08.060, the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	70 Feet	50 Feet	N *
Adjacent development matching setback	10 Feet	50 Feet	Y
Trash Enclosure	50 Feet	>50 Feet	Y

* As a part of Site Development Plan Review (SDR-27497), a Waiver of the Residential Adjacency Standards has been requested that would allow a residential adjacency setback of 50 feet where 70 feet would be required to meet the 3:1 Proximity Slope Calculation based on the grade difference indicated on the 3:1 Proximity Slope exhibit, date stamped 04/23/08. If approved, the waiver will grant relief from the City standards.

Pursuant to Title 19.06.040 (G), the following open space standards apply:

<i>Open Space</i>						
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
		<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
13.2 acres	19.09 du/ac	31.5%	4.16 Acres	31.5%	4.2 Acres *	Y

* The appropriate tabulation will need to be verified at the time of permitting to ensure compliance with these requirements as the current drawings do not adequately delineate the various components that make up the open space.

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

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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 subject properties are located within the boundaries of the Southwest Sector Map of the General Plan. A proposed General Plan Amendment (GPA-27135), if approved, would allow M (Medium Density Residential) and PF (Public Facilities) land use designations. 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. The project proposes a 252-unit multi-family residential development intended as affordable (workforce) housing, between the Summerlin Parkway and Westcliff Drive, east of Tenaya Way. The proposed development is in compliance with the proposed M (Medium Density Residential) General Plan designation.

This Rezoning proposes to change the sites zoning from U (ROW) [Undeveloped (Right-of-Way) General Plan Designation] and C-V (Civic) to R-PD19 (Residential Planned Development 19 Units Per Acre) and C-V (Civic). The proposed R-PD19 (Residential Planned Development 19 Units Per Acre) zoning district is intended to provide maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns. Portions of an R-PD (Residential Planned Development) development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD (Residential Planned Development) district is a function of the location and land use designation. The density of this proposed multi-family residential development intended as affordable (workforce) housing is 19.09 dwelling units per acre, thus it has been designated an

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R-PD19 (Residential Planned Development 19 Units Per Acre) development. The proposed 252-unit multi-family residential development is permissible in an R-PD19 (Residential Planned Development 19 Units Per Acre) zoning district which is compatible with the proposed M (Medium Density Residential) General Plan designation.

The proposed rezoning to the C-V (Civic) zoning district is consistent with the PF (Public Facilities) designation proposed as a part of a companion General Plan Amendment (GPA-27135). The proposed development is swapping a 0.5 acre portion of the site area with the Las Vegas Valley Water District in connection with an existing well site. To do this, the southern 0.5 acres of the well site currently zoned as C-V (Civic) would, by this action, change to R-PD19 (Residential Planned Development 19 Units Per Acre) in exchange for a 0.5 acre portion of the site immediately northwest that is zoned U (ROW) [Undeveloped (Right-of-Way) General Plan Designation]. This will allow the Las Vegas Valley Water District to maintain a site of sufficient size to meet their needs while providing a more contiguous site for the proposed development.

This rezoning has been submitted in conjunction with a General Plan Amendment (GPA-27135) to change the land use designation to M (Medium Density Residential) and PF (Public Facilities), a Vacation (VAC-27747) to vacate portions of the right-of-way grants at the perimeter of the site, and a Site Development Plan Review (SDR-27497) for the siting of a 252-unit multi-family residential development intended as affordable (workforce) housing. The project represents a development that is slightly higher density than the development to the southwest but generally compatible with neighboring development and is consistent with the objectives of the General Plan. For these reasons this zoning request is appropriate for the area and approval of this request is recommended.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed rezoning is consistent with the proposed M (Medium Density Residential) and PF (Public Facilities) designations as listed under the Southwest Sector Plan of the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed rezoning will be compatible with the existing and future commercial developments in this area. Further, although the density is slightly higher it is generally compatible with the residential uses that border the property to the west.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Growth and development factors indicate a need for affordable, workforce housing projects, like this one, to locate within the community. Given the proposed General Plan designation of M (Medium Density Residential) for the majority of the subject site, the rezoning to the R-PD19 (Residential Planned Development 19 Units Per Acre) zoning district is appropriate for the area. Further, the proposed development advances Objective 3.3 of the City of Las Vegas Master Plan 2020, 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.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The subject site is adjacent to an unnamed street which is intended as a 50-foot wide local street and should be adequate to support the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 964

APPROVALS 1

PROTESTS 69