



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-30471 APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

1. Subsection 2.2 of the Lone Mountain Development Plan and Design Standards, Development Parcel, is hereby amended as follows:

2.2 Development Parcels

Tables 1 and 2 below refer specifically to the initial Lone Mountain West Master Plan project area. See Table 3 for a breakdown of planned land uses for the 297-acre area surrounding the initial Lone Mountain West Master Plan project area. Table 4 shows the Lone Mountain West Master Development Plan Area as a whole, and reflects the various parcel additions and designation changes as of November 6, 2008.

2. Subsection 2.2 of the Lone Mountain Development Plan and Design Standards, Table 4 Land Use Designation Totals for All Parcels, is hereby deleted and replaced as follows:

TABLE 4 LAND USE DESIGNATION TOTALS FOR ALL PARCELS

LAND USE		
COMMERCIAL	APPROX GROSS ACRES	
NEIGHBORHOOD COMMERCIAL	0	
VILLAGE COMMERCIAL	11.1	
TOTAL GROSS ACRES COMMERCIAL	11.1	
RESIDENTIAL	APPROX GROSS ACRES	MAX. TOTAL UNITS
LOW DENSITY RESIDENTIAL	208.9	1066
MEDIUM-LOW DENSITY RESIDENTIAL	196.5	1782
MULTI-FAMILY MEDIUM RESIDENTIAL	47.0	828
TOTAL GROSS ACRES RESIDENTIAL	452.4	
TOTAL DWELLING UNITS		3676 ¹

PUBLIC FACILITIES / OPEN SPACE	APPROX GROSS ACRES
TOTAL PUBLIC FACILITY / OPEN SPACE	92.75
TOTAL INITIAL LONE MOUNTAIN WEST PROJECT AREA (Includes 44.39 acres for schools, trail system, Park I and 6.14 acres for open space & pocket parks)	222.11
TOTAL ACRES IN PCD (Area Outside of the Initial Lone Mountain West Project Area, including BLM Parcels, since included within the Lone Mountain West Plan Area)	333.77
TOTAL PLANNING AREA ACRES	555.88
GROSS RESIDENTIAL DENSITY	6.88^{2, 3}

- ¹ - Total units built, under construction, and entitled equals 3,328 units at a density of 5.99 dwelling units per gross acre of Lone Mountain West Plan Area as of November 2008.
- ² - Total gross residential density possible at maximum build out of remaining undeveloped parcels within the Lone Mountain West Plan Area as of November 2008.
- ³ - Maximum gross residential density for the 555.88 acres represented by the Lone Mountain West Master Development Plan and Design Standards shall not exceed 7.0 dwelling units per acre.

3. Subsection 2.3 of the Lone Mountain Development Plan and Design Standards, Land Use Designations, is hereby amended as follows:

2.3 Land Use Designations

The Lone Mountain West Master Development Plan Area shall be comprised of the eight land use designations listed below.

- (1) Neighborhood Commercial
- (2) Village Commercial
- (3) Low Density Residential (up to 6 du/ac)
- (4) Medium-Low Density Residential (up to 12 du/ac)
- (5) Multi-Family Medium Residential (up to 25 du/ac)
- (6) ~~Public/Quasi~~-Public Facilities
- (7) Open Space and Recreation

See Table 1 Development Parcels for initial project area data.
 See Table 2 Proposed Land Use Designations Summary.

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See Table 4 Land Use Designation Totals for All Parcels for the most up to date Lone Mountain West Master Plan Area acreage, unit counts and density information.

Notwithstanding the density limitations identified for each of the three residential designations, the maximum overall gross residential density permitted shall not exceed 7.0 dwelling units per acre within the Lone Mountain West Master Plan Area.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the Lone Mountain West Master Development Plan and Design Standards to limit overall residential density to a maximum of seven dwelling units per gross acre of land within the plan area and update Tables 1 through 4 as necessary.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/14/99	The City Council approved a Rezoning (Z-0024-99) of approximately 227 acres comprising the original Lone Mountain West Master Plan area, located west of the proposed Beltway between Cheyenne Avenue and Lone Mountain Road, from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval.
06/14/99	The City Council adopted the Lone Mountain West Master Development Plan and Design Standards
07/17/02	The City Council approved the annexation (A-0083-01) of five acres located within the subject site on the north side of the Craig Road alignment, approximately 330 feet east of Puli Road.
11/21/02	Staff administratively approved a Minor Modification (MOD-1130) to add 38.5 acres to the Lone Mountain West Master Plan.
02/05/03	The City Council approved the annexation (A-0038-02) of undeveloped property located in various parts of the city under the provisions of NRS 268.597 No.1(b) containing approximately 495 acres, including a portion of the subject property. The Planning Commission and staff recommended approval. The effective date of the annexation was 02/14/03.
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, while 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, while staff recommended denial.

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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, while 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, while 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 recommended denial.
04/04/08	The City Council approved a Extension of Time (EOT-26688) of an approved 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. Staff recommended denial.
11/20/08	The Planning Commission is scheduled to hear a Major Modification (MOD-30617), a Variance (VAR-30620), a Vacation (VAC-30622) and a Site Development Plan Review (SDR-30614) for a proposed five-story, 89,550 square-foot Church/House of Worship on 5.07 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway. The Major Modification proposes to change the Lone Mountain West Special Area Land Use Designation for the site from L (Low Density Residential) and P (Parks, Schools, Recreation and Open Space) to PF (Public Facilities).

As land has been incorporated into the plan area, the associated tables within the Lone Mountain West Master Development Plan and Design Standards have not been updated to adequately address the question of density levels. Further, the Lone Mountain West Master Development Plan and Design Standards document does not make clear the acceptable density level deemed appropriate for the plan area. Therefore, staff has been requested to amend the plan to resolve this matter.

ANALYSIS

The proposed amendment will update Table 4 and other text of the Lone Mountain West Master Development Plan and Design Standards to reflect the most current acreage, unit counts and density information. The Lone Mountain West Master Development Plan area encompasses

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numerous parcels starting approximately 660 feet south of Lone Mountain Road on the north, Cheyenne Avenue to the south, Puli Road to the west and the beltway to the east. At the time the plan was written the area of the plan totaled approximately 520 acres. Due to various modifications and zone changes, the plan area is now approximately 555.88 acres. The area generally has a General Plan land use designation of PCD (Planned Community Development), which allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD (Planned Community Development) designation. There is one parcel within the plan area that does not have the PCD (Planned Community Development) designation. This parcel has a General Plan designation of PF (Public Facilities) and is one of several Bureau of Land Management (BLM) owned parcels meant for parks and other public uses.

The majority of parcels within the plan area are zoned PD (Planned Development) District, which is the appropriate district for implementing the Lone Mountain West Master Development Plan and Design Standards. The PD (Planned Development) District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The parcels not zoned as PD (Planned Development) are zoned U (Undeveloped) and C-V (Civic).

Initial Plan Density Estimates

When the plan was written the initial project area identified by Tables 1 and 2 of the plan reported a total of 222.11 acres with a total of 1657 units planned. This would create a project area density of 7.46 dwelling units per gross acre. Realizing that an additional 297.61 acres surrounding the initial project area would eventually be annexed into the city and developed pursuant to the Lone Mountain West Plan, the plan provides Table 3 outlining this area's land use information. This would create a surrounding area density of 5.26 dwelling units per gross acre. Finally, Table 4 summarizes the project and surrounding area information into one table that indicates an entire plan area of 520 acres with a total of 3222.4 units planned. This totals a gross residential density of 6.2 dwelling units per acre for the entire plan area.

Current Plan Density Expectations

There are currently a total of 3,328 units with entitlements, under construction or completed within the Lone Mountain West Plan area, which consists of 555.88 total acres. The current residential density is 5.99 units per acre. The remaining available land for residential use consists of 53.49 acres, with 51.44 acres planned for Low Density Residential and 2.05 acres planned for Multi-Family Medium Residential, with a maximum build out of 348 units. These additional units will push the potential build-out to 3,676 units on 555.88 acres, resulting in a density ratio of 6.61 units per acre.

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However, 38.63 acres currently entitled for a 308 unit single-family residential subdivision has been proposed at a lower density, 7.97 dwelling units per acre, than the 12 dwelling units per acre allowed by the ML (Medium-Low Density Residential) designation. Should the entitlements expire or the property owner chooses to obtain new entitlements, there is the potential for the addition of 156 units more than the 308 units currently entitled. These potential additional units will push the build out to 3,828 units on 555.88 acres, resulting in a density ratio of 6.88 units per acre, but remain under the proposed stipulation regarding the maximum residential density permitted.

The proposed amendment will update the summary table (Table 4) of the plan to more accurately tabulate the most current acreage, unit counts and density information. Further, the amendment will provide clarity regarding the maximum residential density permitted within the plan area. Therefore, staff recommends approval of this amendment.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Lone Mountain Master Development Plan and Design Standards 2.2 Development Parcels	<ul style="list-style-type: none"> References are vague and information is dated. 	<ul style="list-style-type: none"> Introductory paragraph edited to clarify references and to indicate a date as to when the information became applicable.
Lone Mountain West Development Plan and Design Standards 2.2 Table 4 Land Use Designation Totals for All Parcels	<ul style="list-style-type: none"> Information is dated and no longer reflective of the development patterns associated with the plan area. 	<ul style="list-style-type: none"> Table data updated to reflect current acreage, unit counts and density information. Notations added to the table to clarify when the information was updated.
Lone Mountain West Development Plan and Design Standards 2.3 Land Use Designations	<ul style="list-style-type: none"> References are vague and information is dated. 	<ul style="list-style-type: none"> Notations added to reference Table 4 for the latest information. Notation added to specify and make clear the overall residential density allowed within the plan area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED **NEWSPAPER ONLY**

APPROVALS 0

PROTESTS 0