

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 22, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: A-T QTA, LLC AND ALEXANDER-TENAYA, LLC**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-37614	Staff recommends APPROVAL.	
ZON-37615	Staff recommends APPROVAL.	GPA-37614

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is located at the northwest corner of U.S.95 and Alexander Road and consists of two lots. The western parcel is developed with a 224-unit apartment complex, while the eastern parcel is currently undeveloped. The applicant is proposing to Rezone both sites from R-3 (Medium Density Residential) to R-4 (High Density Residential), and to Amend the General Plan designation of both lots from M (Medium Density Residential) to H (High Density Residential). The proposed General Plan Amendment and Rezoning are appropriate as the subject site will provide a buffer between the residential development to the west and U.S. 95 to the east. It is also compatible with the multi-family residential and commercial developments immediately to the north and to the south across Alexander Road. Therefore, staff recommends approval. If these applications are denied, the site will remain as it is.

ISSUES

- The proposed General Plan Amendment request must be approved in order for the requested Rezoning to R-4 (High Density Residential) to be approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/18/87	The City Council approved a Rezoning (Z-0106-87) under (ROI) from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-3 (Medium Density Residential) and C-1 (Limited Commercial) generally located at the northeast corner of Alexander Road and Tenaya Way. This site was included in the Rezoning. The Planning Commission and staff recommended approval.
06/14/90	The Planning Commission approved a Site Development Plan Review (Z-0106-87(2) for a proposed 328-unit apartment complex generally located on 13.06 acres at the northeast corner of Alexander Road and Tenaya Way. Staff recommended approval.
09/02/92	The City Council approved a five-year Extension of Time for (Z-0106-87). The Planning Commission and staff recommended approval.
11/18/99	The Planning Commission approved a Site Development Plan Review (Z-0106-87(5) for 104 apartment units (two-story buildings) added to a site with an existing 224 unit apartment complex. Staff recommended approval. Z-0106-87(5) expired on 11/18/01.

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<i>Most Recent Change of Ownership</i>	
04/15/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/22/93	Building permits (93213066-93213077) were issued for a 224-unit apartment complex. The permits were finalized on 12/15/94.
01/13/94	A building permit (94315163) was issued for a retaining wall. The permit was finalized on 12/29/94.
03/15/94	A building permit (94322923) was issued for a swimming pool. The permit was finalized on 08/12/94.
06/13/94	A building permit (94335717) was issued for 168 covered parking spaces. The permit was never finalized.

<i>Pre-Application Meeting</i>	
02/24/10	A pre-application meeting was held. Submittal requirements were discussed for a General Plan Amendment, Zone Change and a Site Development Plan Review. • A Variance will be required for the 40-foot building height. • A Variance will be required for parking. • An Exception will be required for lack of landscape islands Although the pre-application meeting included discussion for a Site Development Plan Review, the applicant has chosen to submit for the General Plan Amendment and Rezoning only at this time.

<i>Neighborhood Meeting</i>	
03/24/10	A neighborhood meeting was held on Wednesday, March 24th at 6:30 PM at the Cimarron Rose Community Center, 5591 N. Cimarron Road, Las Vegas. Three members from the applicant attended the meeting along with one staff member from the Ward 6 City Council office and one member of the Planning and Development staff. Two members of the public attended the meeting. The applicant described the project. The following question was raised by the public: • There was one concern about the landscaping along the west side of the project. The applicant indicated that no changes would be made.

<i>Field Check</i>	
03/18/10	Staff conducted a field check and noted a well maintained 224-unit apartment complex on the western parcel and a well maintained undeveloped lot on the eastern parcel.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	13.06

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Apartments / Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Undeveloped	H (High Density Residential) / SC (Service Commercial)	R-4 (High Density Residential) / C-1 (Limited Commercial)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Single-Family Residence / Detached and Townhouses	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot) / R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Single-Family Residence	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Per Title 19.08.040, the following standards apply to the proposed zoning district;

Standard	Required/Allowed
Min. Lot Size	6,500 SF
Min. Lot Width	N/A

Density Calculations

APN(s)	Existing: M (Medium Density Residential) and R-3 (Medium Density Residential)			Proposed: H (High Density Residential) and R-4 (High Density Residential)
	As approved by Z-0106- 87(2)	As approved by Z-0106- 87(5)*	Maximum Allowed	Maximum Allowed
138-03-802- 002	224 units or 28.4 du/ac	No additional units	197 units or 25 du/ac	394 units or 50 du/ac
138-03-802- 003	104 units or 20 du/ac (not constructed)	104 units or 20 du/ac (not constructed)	130 units or 25 du/ac	259 units or 50 du/ac
Total Combined Density	328 units or 25.1 du/ac	328 units or 25.1 du/ac	327 units or 25 du/ac	653 units or 50 du/ac

* As no building permits were issued for any of the 104 units approved, Site Development Plan review [Z-0106-87(5)] expired 11/18/01.

ANALYSIS

The subject site consists of two lots; the western parcel is developed with a 224-unit apartment complex, while the eastern parcel is undeveloped. The applicant is proposing to Rezone both sites from R-3 (Medium Density Residential) to R-4 (High Density Residential), and to Amend the General Plan designation of both lots from M (Medium Density Residential) to H (High Density Residential). The proposed General Plan Amendment and Rezoning are appropriate as the subject site will provide a buffer between the residential development to the west and U.S. 95 to the east. It is also compatible with the multi-family residential and commercial developments immediately to the north and to the south across Alexander Road.

Access to and from the subject site is provided via a driveway to Alexander Road, which is a 100-foot Primary Arterial, and can adequately accommodate the traffic associated with the increased density of the requests. Therefore, staff recommends approval. If these applications are denied, the site will remain as it is.

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The City of Las Vegas Public Works Department noted that, upon development of the parcels, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required as part of a Site Development Plan Review.

FINDINGS (GPA-37614)

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,

The intensity of the proposed H (High Density Residential) General Plan designation is compatible with the existing adjacent H (High Density Residential), M (Medium Density Residential) and SC (Service Commercial) land use designations.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The proposed General Plan designation allows for multi-family zoning districts from the R-2 (Medium-Low Density Residential) up to R-5 (Apartment). These districts are compatible with the existing adjacent land uses and zoning districts, and will act as a buffer for U.S. 95 to the east.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

Access to the site is provided by Alexander Road, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

No applicable plans are affected by this request.

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FINDINGS (ZON-37615)

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 R-4 (High Density Residential) zoning district conforms to the proposed H (High Density Residential) General Plan designation.

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 R-4 (High Density Residential) zoning district will allow multi-family residential development that is compatible with the surrounding land uses and zoning districts.

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

The proposed Rezoning is appropriate as the subject site will act as a buffer between the residential development to the west and U.S. 95 to the west.

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.

Access to the site is provided by Alexander Road, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The proposed density of the site will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

NOTICES MAILED

559

APPROVALS

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PROTESTS

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