



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
MARJAN INTERNATIONAL CORPORATION**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-48851	Staff recommends APPROVAL.	

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Rezoning of 11.44 acres from the R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district to the R-1 (Single Family Residential) zoning district. The subject site is generally located at the northeast corner of Leon Avenue and Iron Mountain Road.

ISSUES

- The subject site no longer can be developed under the existing R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning designation, as the site development plan approval for the residential development tied to the current zoning approval has expired and the Unified Development Code (UDC) does not support R-PD districts. Therefore, in order to be developed the site must be rezoned to a standard zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/02/08	City Council approved to Amend (GPA-25905) a portion of the Centennial Hills Sector Plan from: DR (Desert Rural Density Residential) to: L (Low Density Residential) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue.
	City Council approved a Rezoning (ZON-25906) from R-E (Residence Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue.
	City Council approved a Site Development Plan Review (SDR-25908) for a 126-unit single family residential planned development on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Site Development Plan Review (SDR) expired on 04/02/10.

<i>Most Recent Change of Ownership</i>	
09/16/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No permits or licenses are related to the subject site.	

**Staff Report Page Two
May 14, 2013 - Planning Commission Meeting**

<i>Pre-Application Meeting</i>	
3/20/13	<p>A pre-application meeting was held with the applicant to discuss submittal requirements for Rezoning applications. The following issues were discussed:</p> <ul style="list-style-type: none"> • The Variance that the applicant is requesting for lot width would have to be submitted along with the Tentative Map at a future date. Applicant needs to justify the request, indicating which lots require the lot width Variance as a blanket Variance won't be supported. • Indicate an equestrian trail on a future site plan. • Provide floor plans for the various models.

<i>Field Check</i>	
04/03/13	Staff visited the site and found an undeveloped parcel with desert vegetation on it. Neighboring properties to the east are undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.44

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
South	Single Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

Staff Report Page Three
 May 14, 2013 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
R-PD (Residential Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

<i>Standard</i>	<i>Required</i>
Min. Lot Size	6,500 SF
Min. Lot Width	65 Feet
Min. Setbacks	
• Front	20 Feet
• Side	5 Feet
• Corner	15 Feet
• Rear	20 Feet
Max. Lot Coverage	50 %

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD4 (Residential Planned Development – 4 Units Per Acre)	Up to 4.49 units/acre	51
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	Up to 5.49 units/acre	62

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Iron Mountain	Major Collector	Master Plan of Streets and Highways Map	80	Y
Leon Avenue	Local Street	Title 13	30	N/A

Staff Report Page Four
May 14, 2013 - Planning Commission Meeting

ANALYSIS

The General Plan designation for the proposed Rezoning is L (Low Density Residential), which allows 5.49 units per acre. The site is 11.44 acres; therefore, a maximum of 62 units are allowed.

The proposed Rezoning to an R-1 (Single Family Residential) District is compatible with the surrounding area in terms of density, lot size and housing type and conforms to the L (Low Density Residential) General Plan designation. For these reasons, staff recommends approval.

FINDINGS (ZON-48851)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Rezoning to R-1 (Single Family Residential) will conform to the density requirements 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 residential use allowed on the subject property by approving this rezoning is compatible with the surrounding residential land uses.

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

The subject site can no longer be developed under the existing R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning designation, as the approvals for the residential development tied to the current zoning approval have expired and the Unified Development Code (UDC) does not support R-PD districts. The R-1 (Single Family Residential) District is therefore appropriate for residential development of the subject site.

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 accessed by Iron Mountain Road, an 80-foot major collector which is adequate to meet the requirement of the proposed zoning district.

Staff Report Page Five
May 14, 2013 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 409

APPROVALS 0

PROTESTS 0