



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY, TRUST, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-49489	Staff recommends DENIAL.	
ZON-49494	Staff recommends DENIAL.	GPA-49489

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to remove 7.97 acres of undeveloped land from the approved Providence Square Master Development Plan in order to establish residential uses on the site. A General Plan Amendment to change the established land use designation from PCD (Planned Community Development) to ML (Medium Low Density Residential) and a Rezoning from PD (Planned Development) to R-CL (Single Family Compact-Lot) will be necessary to provide the allowable density required for future development of the site. If approved, the site could accommodate up to 8.49 dwelling units per acre, or less than 67 dwelling units (adjusting for streets and streetscape), and could allow dwellings on zero-lot lines. Although entitlements for implementing the planned development have expired, the Providence Square Master Development Plan is still in effect through a previous approved rezoning action. Given its location near planned commercial development and existing rural residential development, the site is not appropriate at this time for denser residential development. Staff, therefore, recommends denial of the General Plan Amendment and Rezoning requests. If denied, the site will remain as part of the Providence Square Master Plan.

ISSUES

- If the proposed requests are approved, the Providence Square Master Plan could not be implemented as approved. At this time, all development-related entitlements within the Master Plan area have expired.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/07/07	The City Council approved a Petition to Annex (ANX-12215) 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road. The Planning Commission and staff recommended approval. The Annexation became effective 02/16/07.
06/06/07	The City Council approved a General Plan Amendment (GPA-20465) from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended denial.

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04/16/08	The City Council approved a Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 23.62 acres south of Deer Springs Way, east of Hualapai Way, including the Providence Square Master Development Plan and Design Standards. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-25759) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 04/17/11.
	The City Council approved a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot commercial development on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/16/12.
08/06/08	The City Council approved a Petition to Vacate (VAC-28087) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 08/07/11.

Most Recent Change of Ownership

04/30/12	A deed was recorded for a change in ownership.
05/18/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses

There are no related business licenses or building permits for development on the subject site.

Pre-Application Meeting

05/14/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment and Rezoning associated with a future residential development on the subject site. Staff explained that the site is located within the Providence Square Master Planned Area, which has its own standards that are still in effect. Permission from the adjacent property owner to the west would be required for any request to remove the subject parcels from the Master Plan, as that owner is entitled through approval of that plan to the access and amenities depicted in the Plan.
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<i>Neighborhood Meeting</i>	
06/17/13	A neighborhood meeting was held at the Centennial Hills YMCA, located at 6601 North Buffalo Drive, Las Vegas, Nevada. There were three members of the public, two members representing the applicant, one Planning Commissioner, one Ward 6 Council Office staff member, and one Department of Planning staff member in attendance. The applicant described the proposed General Plan Amendment and Rezoning and showed a site plan of the proposed subdivision layout. The applicant stated that the only Waiver that would be requested would be to reduce the sidewalk width from five feet to 3.5 feet. The following questions and concerns were raised about the proposed action: • Questions were raised about the average lot size and square footage of the proposed houses; the applicant indicated that the average lot size would be approximately 3,700 square feet, and that the houses would range from approximately 2,100 square feet to 2,600 square feet. It was also noted that all of the houses would be two stories in height. • A concern was raised about the distance between the two proposed streets, and impacts to turning movements onto Deer Springs Way. General concerns were expressed about traffic and turning movements on Deer Springs Way, and the impacts the proposed zoning action would have on traffic volume. • A resident expressed an interest in the rest of the site remaining zoned for commercial uses, as residents need stores in the area. The general consensus of those attending the meeting was that the residential use was acceptable.

<i>Field Check</i>	
06/03/13	The site is undeveloped and contains rocky soil and desert vegetation. A drainage channel has been constructed along the southern edge of the site adjacent to the Las Vegas Beltway. An existing asphalt path (not part of the municipal trail system) runs along the north perimeter of the site adjacent to Deer Springs Way.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.97

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<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	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-D (Suburban Estates Residential) – Clark County
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	PF (Public Facilities)	U (Undeveloped)
		R (Rural Density Residential)	C-V (Civic)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
	CC 215	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County

<i>Master Plan Areas</i>	<i>Compliance</i>
Providence Square Master Plan	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Interlocal Planning Area	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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 Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>
Min. Lot Size	3,000 SF
Min. Lot Width	35 Feet
Min. Setbacks • Front (to dwelling) • Front (to garage face) • Side • Corner • Rear	14 Feet 18 Feet 10 Feet (combined) 10 Feet 10 Feet
Max. Lot Coverage	70 %
Max. Building Height	2 Stories/35 Feet

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<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Development)	N/A	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-CL (Single Family Compact-Lot)	14.52 du/ac	115 (based on gross acreage)
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development)	8.00 du/ac	63 (based on gross acreage)
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium Low Density Residential)	8.49 du/ac	67 (based on gross acreage)

<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>
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	30	N

ANALYSIS

The subject site is included in the Las Vegas/Clark County Interlocal Planning Area. The adjacent parcels to the north of Deer Springs Way and those to the east and west of the subject site nearest the freeway are within Excepted Area "B." Unincorporated parcels with this designation must remain at a density of 3.5 dwelling units per gross acre unless the City and County jointly agree to a land use approval to raise the density. There are no incorporated properties in a rural preservation neighborhood in the vicinity of this request; however, several unincorporated parcels to the north and west of the site are designated as part of rural preservation neighborhoods.

The subject site is part of the Providence Square Master Planned Development, which has not yet been developed but consists of 23.6 gross acres that extends from the eastern edge of the subject site west to Hualapai Way. The site-related entitlements for a 205,000 square-foot commercial development on this site and adjacent parcels have expired without being exercised; however, the Master Plan is still in effect, as it is tied to the PD (Planned Development) Zone established in 2008. All land within the Master Plan area is designated as Neighborhood Commercial. The applicant, by proposing this General Plan Amendment and Rezoning, would effectively remove approximately 7.9 acres from the Master Plan area and would require the Master Plan to be modified for any future development. The intent of these requests is to prepare the site for future single family residential development of up to 8.49 dwelling units per acre. The applicant has obtained permission from the owner of the adjacent property to the west to encumber access to

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that site as originally envisioned by the Providence Square Master Plan. The applicant has also received written assurance from the Las Vegas Valley Water District that the potential elimination of the Conquistador Street alignment to the east of the subject site would not affect access to its well sites, and that it acknowledges that any future development of its site would be constrained.

The ML (Medium Low Density Residential) General Plan designation generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. Given its location near planned commercial development and existing rural residential development, the site is not appropriate at this time for denser residential development. Staff therefore recommends denial of the General Plan Amendment and Rezoning requests.

FINDINGS (GPA-49489)

Section 19.16.030(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,

As the Providence Square Master Plan establishing commercial uses on the site is still in effect, the proposed ML (Medium Low Density Residential) land use designation is not compatible with the surrounding land uses, including commercial to the west through the Providence Square Plan and rural residential densities to the north.

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

The proposed ML designation would allow for establishment of residential densities from 2.00 to 8.49 dwelling units per acre within the R-E (Residence Estates), R-MH (Mobile/Manufactured Home), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential) and R-CL (Single Family Compact-Lot) zoning districts. Without transitional zones to buffer the site from the planned commercial uses to the west, none of these districts are compatible with the existing zoning districts on neighboring properties.

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

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Adequate utilities will be extended to this area. The site is within one mile of park and school facilities; however, the elementary and high schools within proximity of the site are over capacity for the current school year, and no additional schools are planned for the area. Most commercial services are located 1.5 miles east in Town Center. Future residents would have easy access to CC 215 by way of Deer Springs Way.

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

The Newly Developing Areas sector of the Las Vegas 2020 Master Plan calls for more diversity in housing choices for residents, greater walkability both within neighborhoods and to area amenities, and access to public transportation. Through careful planning, any proposed residential development on this site would be able to meet these goals.

FINDINGS (ZON-49494)

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.

With approval of the proposed General Plan Amendment to the ML (Medium Low Density Residential) designation, the proposed rezoning of the subject site to R-CL (Single Family Compact-Lot) would conform to the City's 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.

Although limited by the density restrictions of the General Plan, the higher densities allowed by the R-CL zoning district would not be compatible with the rural densities established on neighboring properties.

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

Objective 3.2 of the Las Vegas 2020 Master Plan requires that rural neighborhoods be adequately buffered from higher density development. The proposed rezoning to R-CL potentially would not allow for the necessary transition from lower to higher densities in this area of the city.

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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 subject site would be provided by Deer Springs Way, which would be required to be improved to Las Vegas public street standards. The roadway, once completed, would be adequate to service residential development on the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 57

APPROVALS 0

PROTESTS 0