



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 21, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: NVRE, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-53191	Staff recommends APPROVAL.	
ZON-53192	Staff recommends APPROVAL.	GPA-53191

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks to change the General Plan land use designation of the Cliff's Edge Master Development Plan from U (RNP) Undeveloped (Rural Neighborhood Preservation) to: PCD (Planned Community Development) and the zoning from: U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] to: PD (Planned Development) on 2.5 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024).

ISSUES

- This amendment in the General Plan and Rezoning will bring the parcel into conformance with the Cliff's Edge Master Plan Development Agreement approved by Council on 03/17/04.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/17/04	The City Council approved The Cliff's Edge Development Agreement (DIR-3451). The Planning Commission and staff recommended approval.
01/08/14	The City Council approved an Annexation (ANX-51431) for 2.20 acres located on the north side of Centennial Parkway, 328 feet east of Shaumber Road. Staff recommended approval. The effective date was 01/16/14.
04/08/14	The Planning Commission unanimously voted to recommend approval of General Plan Amendment (GPA-53191) FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) and Rezoning (ZON-53192) FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located on the north side of Centennial Parkway, approximately 328 feet east of Shaumber Road.

<i>Most Recent Change of Ownership</i>	
12/24/08	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>
There are no related permits or licenses on file.

<i>Pre-Application Meeting</i>
No pre-application meeting was held as it was waived.

<i>Neighborhood Meeting</i>	
03/17/14	<p>Meeting Start time: 6:10 pm Meeting End Time: 6:42 pm</p> <p>Attendance: 2 members of the public 2 members of the development team 1 member of City Council 1 member of Planning</p> <p>Those in attendance had no concerns with the request.</p>

<i>Field Check</i>	
02/27/14	Staff visited the site and found a vacant, undeveloped parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.24

<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	RNP (Rural Neighborhood Preservation)	(U)RNP [Undeveloped (Rural Neighborhood Preservation)]
North	Undeveloped	U(PCD) Undeveloped (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development)
South	215 Right-of-Way	215 Right-of-Way	215 Right-of-Way
East	215 Right-of-Way	215 Right-of-Way	215 Right-of-Way
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Cliff's Edge	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
None	N/A
<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

ANALYSIS

The subject site is located within the Cliff's Edge Master Plan. The Master Plan for this area was based on the subject parcel having a land use designation of PCD (Plan Community Development). This amendment to the General Plan will not have an effect on the overall density of the approval Master Plan. If approved, the land use designation will become M (Medium Residential) that will permit up to 25 dwelling units per acre under the Cliff's Edge Master Plan.

The corresponding zoning would be PC (Planned Community) and developed under the Cliff's Edge Master Plan design guidelines and standards. Since this parcel was covered under the overall Cliff's Edge Master Plan when adopted, these requests would bring the parcel into alignment with the plan. Staff supports these requests as it will make the Cliff's Edge Master Plan whole, as originally intended.

FINDINGS (GPA-53191)

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,

This Amendment will not increase the density of the Cliff's Edge Master Plan as this parcel was contemplated as part of the overall PCD (Planned Community Development) of 28 units per acre.

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

The companion Rezoning application (ZON-53192) is in conformance with the Cliff's Edge Master Plan.

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

This parcel is undeveloped as are the adjacent parcels. There is no transportation, recreation, utility or other issues with this proposal.

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

This Amendment will be in conformance with the Cliff's Edge Master Plan.

FINDINGS (ZON-53192)

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 companion General Plan Amendment will designate the subject parcel as PCD (Planned Community Development). The rezoning to PD (Planned Development) will conform to the approved Cliff's Edge Master Development 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 subject site is on the northwestern fringe of the City, on land only recently annexed into the City. As a result, master planning and zoning of this area is appropriate and necessary at this time.

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

This parcel is located within the Cliff's Edge Master Development that is rapidly developing. The rezoning of this parcel is appropriate at this time and will conform and be compatible with the surrounding developments.

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 streets and highways serving this part of the city are adequate to meet the needs of the proposed zoning district.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 137 (By City Clerk)

APPROVALS 0

PROTESTS 0