



**AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: APRIL 14, 2015  
DEPARTMENT: PLANNING  
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES – OWNER: S I C NEVADA ONE, LLC, ET AL

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-58154	Staff recommends APPROVAL.	

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site is a 10.42-acre undeveloped lot located at the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. In March of 2015, the City Council approved a General Plan Amendment (GPA-57033) to remove the subject site from the approved Providence Square Master Plan. The General Plan Amendment changed the land use designation from PCD (Planned Community Development) to ML (Medium Low Density Residential) and allows the site to accommodate up to 8.49 dwelling units per acre. The applicant is requesting a Rezoning from PD (Planned Development) to R-CL (Single Family Compact-Lot) to conform to the previously approved ML (Medium Low Density Residential) land use designation and continue to prepare the site for future single-family residential development. The proposed R-CL (Single Family Compact -Lot) zoning designation would be compatible with the existing R-CL designated parcels to the east and would allow for the expansion of the single-family residential development on that site.

**ISSUES**

- Any future development of the subject site will require approval of a Tentative Map or Site Development Plan Review, depending on the type of development.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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 23.30 acres south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended denial.
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, which included the Providence Square Master Development Plan and Design Standards. The Planning Commission recommended approval; staff recommended denial.

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<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
	<p>The City Council approved a Petition to Vacate (VAC-25759) U.S. Government Patent Easements generally located east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 04/16/11.</p> <p>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 Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/16/12.</p>
08/06/08	<p>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.</p>
09/18/13	<p>The City Council approved a General Plan Amendment (GPA-49489) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.</p> <p>The City Council approved a Rezoning (ZON-49494) from PD (Planned Development) to R-CL (Single Family Compact-Lot) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.</p>
12/10/13	<p>The Planning Commission approved a Petition to Vacate (VAC-50851) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. An Order of Relinquishment of Interest was recorded 05/28/14.</p> <p>The Planning Commission approved a Tentative Map (TMP-50852) for a 60-lot single family residential subdivision on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. Staff recommended approval.</p>
04/08/14	<p>The Planning Commission approved a Variance (VAR-52810) to allow a wall height of 15 feet for a 50-foot section of perimeter wall adjacent to the 215 beltway where 12 feet is the maximum height allowed on a portion of 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. Staff recommended approval.</p>
05/08/14	<p>A Final Map (FMP-53264) for an 18-lot single family residential subdivision on 2.28 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way, was recorded.</p>
10/21/14	<p>A Final Map (FMP-53457) for a 42-lot single family residential subdivision on 5.73 acres on the south side of Deer Springs Way, approximately 1,175 feet east of Hualapai Way, was recorded.</p>

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
03/18/15	The City Council approved a General Plan Amendment (GPA-57033) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. Planning Commission and staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
11/19/10	A deed was recorded for a change in ownership on APN 125-19-301-002.
11/06/12	A deed was recorded for a change in ownership on APN 125-19-301-003.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or licenses related to this request.	

<b><i>Pre-Application Meeting</i></b>	
02/25/15	A pre-application meeting was held with the applicant to discuss submittal requirements for a Rezoning associated with future residential development of the site.

<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Field Check</i></b>	
03/05/15	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; views of the site from the Beltway are obscured. Two-story homes are under construction on the abutting site to the east. An existing asphalt path (not part of the municipal trail system) runs along the north perimeter of the site adjacent to Deer Springs Way.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	10.42

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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	ML (Medium Low Density Residential)	PD (Planned Development)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential) – Clark County
South	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

<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>
PD (Planned Development) District	N
<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**

<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)	8.49	88 (based on gross acreage)
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium Low Density Residential)	8.49 du/ac	88 (based on gross acreage)

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<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	33	N

**ANALYSIS**

The subject site was a part of the Providence Square Master Planned Development, which has not yet been developed. As originally approved, the Providence Square Master Planned Development consisted of 23.60 gross acres for commercial development on the south side of Deer Springs Way that extended from Hualapai Way eastward to Conquistador Street. 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.

In 2013, with permission of the adjacent landowners, an eight-acre portion of the Master Plan, adjacent to the east of the subject site was removed to establish medium-low density residential uses. Those residential uses are now under construction. In March of 2015, the City Council approved a General Plan Amendment (GPA-57033) to remove the 10.42-acre subject site from the Providence Square Master Planned Development in order to establish medium-low density residential uses and match the uses adjacent to the east. The approval changed the land use designation on the subject site to ML (Medium Low Density Residential). Staff noted that any future development of the site would require approval of a Rezoning action, as well as a Tentative Map or Site Development Plan Review, depending on the type of development.

The applicant is proposing a Rezoning (ZON-58154) from PD (Planned Development) to R-CL (Single Family Compact-Lot) to conform to the previously approved ML (Medium Low Density Residential) land use designation and continue to prepare the site for future single-family residential development of up to 8.49 units per acre. The proposed R-CL (Single Family Compact-Lot) zoning district would be compatible with the existing R-CL-designated parcels to the east and would allow for the expansion of the single-family residential development on that site. A future Tentative Map would be required to establish single-family residential development on the subject site, which the applicant will pursue at a later date.

**FINDINGS (ZON-58154)**

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

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**1. The proposal conforms to the General Plan.**

The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district is within the allowable density range of the existing ML (Medium Low 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-CL (Single Family Compact-Lot) would allow for the establishment of single family units. Rezoning of the site to R-CL would be compatible with the existing R-CL district to the east and allow for further development of that residential site.

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

This undeveloped property is appropriate for residential development, as it is an infill parcel directly adjacent to the east by existing single-family homes.

**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 has direct access to Deer Springs Way, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The street provides adequate capacity to accommodate future residential development.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 36

**NOTICES MAILED** 39

**APPROVALS** 0

**PROTESTS** 0