



**AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
<b>MOD-63600</b>	Staff recommends NO RECOMMENDATION.	
<b>GPA-63599</b>	Staff recommends NO RECOMMENDATION.	MOD-63600
<b>ZON-63601</b>	Staff recommends NO RECOMMENDATION.	MOD-63600 GPA-63599

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

**PROJECT DESCRIPTION**

The applicant is proposing to redevelop the 250.92 acres (referred to in the applicant's documents as "the Property") that make up the Badlands Golf Course at the southwest corner of Alta Drive and Rampart Boulevard. This area is subject to the Peccole Ranch Master Plan (hereafter, "the Plan"), which was adopted in 1989 and amended in 1990. Since that time, numerous developmental changes have occurred in the Plan area without a corresponding update to the Plan. With an aim to rectify the inconsistencies of the Plan and to add residential units to the Property, the applicant is requesting a Major Modification to the Peccole Ranch Master Plan to memorialize the as-built condition of the existing properties on the overall 1,569-acre site and to change the land use designation in the Plan from Golf Course/Open Space/Drainage to Single-Family Residential and Multi-Family Residential.

Specifically, the number of allowable residential units is proposed to increase. An associated development agreement proposes standards for development of the golf course property in two categories: R-E (Residence Estates) for single-family residential uses and R-4 (High Density Residential) for multi-family uses. In addition, the Plan would be updated through a Major Modification to provide additional drainage infrastructure, which would remove some existing properties from federal flood plain designation. No new commercial is proposed within the Plan area.

**ISSUES**

- The Badlands golf course was enlarged from the 1990 Peccole Ranch Master Plan (184 acres to 250 acres) without modification of the Plan and built in a different location than was shown on the 1990 plan.
- If approved, the prior General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) requests would be subsumed into this General Plan Amendment and Rezoning proposal.
- A Major Modification of the Peccole Ranch Master Plan is requested.
- A General Plan Amendment is requested to change the General Plan land use designation of the Property from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the east 67.22 acres of the Property and to DR (Desert Rural Density Residential) on the remaining 183.70 acres of the Property.

**MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]**

- A Rezoning is requested to change the zoning designation of the Property from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the east 67.22 acres of the Property and to R-E (Residence Estates) on the remaining 183.70 acres of the Property.

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- A related development agreement is to contain a unique set of development standards for the development of property in the proposed R-4 and R-E Districts. The analysis and report for the development agreement will be under a separate Director’s Business Item (DIR-63602).
- The proposed amendment would allow for up to 3,020 multi-family residential units to be built on the east 67.22 acres of the Property.
- The proposed amendment would allow for up to 60 single family residential estates to be constructed on the west 183.70 acres of the Property.
- No new commercial is proposed.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval. This application included a “generalized land use plan.”
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106 -acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]

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<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to encumber 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88). [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map [FM-0190-96] for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
07/07/04	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
08/06/14	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
08/06/14	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The City Council voted to abey requests for a General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development to the 03/08/16 Planning Commission meeting at the request of the applicant.
03/08/16	The City Council voted to abey GPA-62387, ZON-62392 and SDR-62393 to the 04/12/16 Planning Commission meeting at the request of the applicant.
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].

<b><i>Most Recent Change of Ownership</i></b>	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
11/16/15	A deed was recorded for a change in ownership on APN 138-31-702-002; 138-31-801-002 and 003; 138-32-301-005 and 007.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses relevant to these requests.	

<b><i>Pre-Application Meeting</i></b>	
Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.	

<b><i>Neighborhood Meeting</i></b>	
03/28/16	A neighborhood meeting was held at the Suncoast Hotel and Casino, 9090 Alta Drive, Las Vegas. There were 11 members of the development team, 183 members of the public, one Department of Planning staff member and one City Councilperson in attendance. After attendees signed in, they were offered a welcome letter and a hard copy of the video presentation. The developer’s representative prefaced the presentation of the development proposal by explaining that the golf course will eventually be removed due to

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<i>Neighborhood Meeting</i>	
	<p>high maintenance costs and that changing the zoning is a way to preserve the low density of the neighborhood but also to increase demand for housing and commercial services in the area. The representative answered residents' questions for 40 minutes, and then invited those in attendance to visit any of four stations where large informational boards were set up and additional questions could be asked of the development team. Comment cards addressed to the Department of Planning were placed on tables for attendees to pick up.</p> <p>Concerns included the following:</p> <ul style="list-style-type: none"> <li>• Residents purchased homes with the understanding that the golf course would remain.</li> <li>• Excavation: Grading cuts and fills would use existing earthwork material, and therefore there would not be trucks moving dirt in and out of the development.</li> <li>• The development agreement calls for 24-hour construction, which raised concerns over noise. A provision would be added that no noise would be generated during regular nighttime hours.</li> <li>• Adding over 3,000 units would strain water resources and raise fire and flood insurance premiums.</li> </ul> <p>Those in attendance were overwhelmingly opposed to the project, including amending the city's General Plan and rezoning of the golf course.</p>
04/04/16	A second neighborhood meeting was held with nearby residents at the Badlands Golf Club House, 9119 Alta Drive, Las Vegas.

<i>Field Check</i>	
03/03/16	The overall site includes a mix of various uses, including single family residential of varying density, multi-family residential, schools, parks and other civic uses, neighborhood commercial and a 27-hole public golf course. A majority of the single family residential areas situated around the golf course are gated.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres (MOD)	1569.60
Net Acres (GPA/ZON/DIR)	250.92

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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	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Office, Other Than Listed		C-1 (Limited Commercial)
	Mixed Use	GC (General Commercial)	C-2 (General Commercial)
	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)

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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>	
		Single Family, Detached		SF2 (Single Family Detached – 6 Units per Acre)
		Golf Course		P (Parks/Open Space)
		Multi-Family Residential	MF2 (Medium Density Multi-family – 21 Units per Acre)	

<b>Master Plan Areas</b>	<b>Compliance</b>
Peccole Ranch	Y
<b>Special Purpose and Overlay Districts</b>	<b>Compliance</b>
R-PD (Residential Planned Development) District	Y
PD (Planned Development) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Pedestrian Path – Rampart)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

**DEVELOPMENT STANDARDS**

*Pursuant to the related Development Agreement (DIR-63602) for redevelopment of the 250.92-acre golf course (“the Property”), the following standards would apply if approved:*

Proposed R-4 lots:

<b>Standard</b>	<b>Title 19 Standards</b>	<b>Proposed</b>
Min. Lot Size	7,000 SF	7,000 SF
Min. Lot Width	N/A	N/A
Dwelling Units per Acre	Limited by height and underlying General Plan designation	45 du/ac (Development Area 1) 60 du/ac (Development Area 2) 36 du/ac (Development Area 3)

**MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]**

Min. Setbacks <ul style="list-style-type: none"><li>• Front</li><li>• Side</li><li>• Corner</li><li>• Rear</li></ul>	10 Feet 5 Feet 5 Feet 20 Feet	All buildings shall be set back at least 60 feet from any existing residence
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<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
Min. Distance Between Buildings	Unlimited	N/A, except as restricted by conditions of approval of SDR
Max. Lot Coverage	N/A	N/A
Max. Building Height— <ul style="list-style-type: none"> <li>• Up to 4 stories</li> <li>• 5-6 stories</li> <li>• Towers (7+ stories)</li> </ul>	55 Feet	55 Feet 75 Feet 250 Feet
Max. Accessory Structure Height	2 Stories/55 Feet or the height of the principal dwelling unit, whichever is less	Height of the principal dwelling unit
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened

Proposed R-E lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
Min. Lot Size	20,000 SF	43,560 SF
Min. Lot Width	100 Feet	N/A
Max. Dwelling Units per Acre	2.18 du/ac	0.33 du/ac
Dwelling Units per Lot	1	1
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear</li> </ul>	50 Feet 10 Feet 15 Feet 35 Feet	All buildings shall be set back at least 60 feet from any existing residence
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories/35 Feet	3 Stories over Basement/50 Feet
Max. Accessory Structure Height	2 Stories/35 Feet, whichever is less	Lesser of 3 Stories/50 Feet
Patio Covers	15-foot setback to side, rear and corner side PL from posts	5-foot setback from all property lines

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD7 (Residential Planned Development – 7 Units per Acre)	7.49 du/ac	1,879

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<i>Proposed Zoning</i>	<i>Permitted Density (proposed)</i>	<i>Units Allowed</i>
R-4 (High Density Residential)*	Unlimited, except by height	Limited by height
R-E (Residence Estates)*	1 du/ac	183
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PR-OS (Parks/Recreation/Open Space)	N/A	None
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	Unlimited	Unlimited
DR (Desert Rural Density Residential)	2.49 du/ac	457

\*The R-4 and R-E Districts are as proposed by the Major Modification.

<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>
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y

**ANALYSIS**

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, there have been numerous land use entitlements processed within the overall Master Plan area. Entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means by which previous developers have been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. Since adoption of the 1990 Peccole Ranch Master Plan the property was developed with deference to the Plan.

**FINDINGS (MOD-63600)**

Additional time is needed to review and evaluate the Major Modification and associated Development Agreement (DIR-63602). Therefore, no finding can be reached at this time.

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**FINDINGS (GPA-63599)**

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,**

The proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

**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 Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

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

The proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

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

The proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

**FINDINGS (ZON-63601)**

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 is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

**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 Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

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

The proposed Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

**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 proposed Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 44

**NOTICES MAILED** 6903 - MOD-63600 and DIR-63602  
1495 - GPA-63599 and ZON-63601

**APPROVALS** 3 - MOD-63600 and DIR-63602  
1 - GPA-63599 and ZON-63601

**PROTESTS** 23 - MOD-63600 and DIR-63602  
18 - GPA-63599 and ZON-63601