



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64764	Staff recommends APPROVAL.	
ZON-64765	Staff recommends APPROVAL.	GPA-64764

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 249

APPROVALS 0

PROTESTS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning for a portion of the Southwest Sector of the General Plan and the City of Las Vegas Zoning Map. The proposed General Plan Amendment (GPA-64764) is to allow a change from M (Medium Density Residential) to O (Office) and the Rezoning (ZON-64765) is to allow a change from R-TH (Single Family Attached) zone to P-O (Professional Office) zoning district. The subject site is currently undeveloped and located on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The proposal is for the property to revert back to commercial use after a proposed residential development on the site was abandoned. Staff recommends approval. If denied, the site would remain as an undeveloped residential property.

ANALYSIS

The subject site is located in the Southwest Sector of the General Plan and has a current General Plan designation of M (Medium Density Residential) and zoning of R-TH (Single Family Attached) district. This is a proposal to amend the General Plan designation to O (Office) and Rezone to the P-O (Professional Office) district.

A plan to develop the site for residential uses was abandoned and the owner would like the property to revert back to the commercial designation that it had prior to the recently approved General Plan Amendment and Re-zoning actions. The proposed commercial designation is appropriate for property adjacent and fronting Charleston Boulevard, a Primary Arterial roadway. Staff recommends approval.

FINDINGS (GPA-64764)

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 O (Office) land use designation is appropriate along this section of West Charleston Boulevard. It provides a transition between the single family residential properties to the south and the multi-family residential property to the west.

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

The zoning designations allowed by the proposed amendment are compatible with the existing land use and zoning designations adjacent on the west (multi-family residential) and east (offices) of the parcel. The adjacent single family, detached parcels on the north and south has adequate buffers to protect them from any negative effects.

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 location is a mature urban location with the required infrastructure to support the request. The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street.

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

All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-64765)

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 P-O (Professional Office) zoning district is consistent with and permitted with the related, proposed O (Office) General Plan designation for this site.

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.

An office and parking use is compatible with the adjacent offices and residential properties adjacent to the site.

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

Commercial development continues to be in demand along West Charleston Boulevard and therefore the rezoning request is appropriate and needed.

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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.

The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street. This is adequate in size to handle the expected traffic generated from a project that could be development under the P-O (Professional Office) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/19/86	The City Council approved an Annexation (A-0009-85) for 1,509 acres of land, including the subject site. The effective date of the annexation was 03/28/86.
12/07/94	The City Council approved a Rezoning (Z-0127-94) from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. The Planning Commission and staff recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-127-94(1)] Rezoning from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. Staff recommended approval.
11/24/04	Code Enforcement issued a notice (#23970) for a large sign on a vacant lot west of 7401 W. Charleston Boulevard. The case was closed on 11/29/04.
02/17/16	The City Council approved a General Plan Amendment (GPA-62296) from: O (Office) to: M (Medium Density Residential) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-62297) from: P-R (Professional Office And Parking) to: R-TH (Single Family Attached) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/27/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related permits for this site.	

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<i>Pre-Application Meeting</i>	
05/24/16	Staff met with the applicant regarding a General Plan Amendment and Rezoning applications for 2.22 undeveloped acres located on West Charleston Boulevard. The requirements, including the neighborhood meeting, were reviewed with the applicant.

<i>Neighborhood Meeting</i>	
06/30/16	A neighborhood meeting was held at the location of 6301 West Charleston Boulevard at 5:30pm to discuss the proposed General Plan Amendment and Rezoning on property located on the south side of Charleston Boulevard, west of Tenaya Way. There was one representative from the applicant, three members of the applicants' development team, one Council Ward 1 Liaison and two members of the public. Concerns were raised regarding the following matters: Concerns were raised regarding the proposed development on the subject site. The applicants' representative and members of the development team indicated there was no proposed development for the subject site at this time.

<i>Field Check</i>	
06/02/16	Staff visited the site and found an undeveloped parcel. No issues were noted at the time.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.22

<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	M (Medium Density Residential)	R-TH (Single Family Attached)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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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>
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Multi Family, Attached	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)

<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>
Rural Preservation Overlay District	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

<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 DUA	64
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
O (Office)	Zero	Zero
<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-TH (Single Family Attached)	25.49 DUA	64
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
P-R (Professional Office and Parking)	Zero	Zero

<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>
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y