



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-66493	Staff recommends APPROVAL.	
ZON-66494	Staff recommends APPROVAL.	GPA-66493

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 16

APPROVALS 2

PROTESTS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to change the future land use designation and rezone 15 undeveloped acres on the west side of Shaumber Road, approximately 700 feet south of Ann Road.

ISSUES

- A General Plan Amendment is requested to change the future land use designation on this site from PCD (Planned Community Development) and PF (Public Facilities) to M (Medium Density Residential). Staff recommends approval.
- A Rezoning is requested on this site from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and C-V (Civic) to R-3 (Medium Density Residential). Staff recommends approval.
- A Site Development Plan Review for a specific development on this site has not been submitted.
- Additional land within the federal land disposal boundary located to the west of this site is in the process of annexation to the city of Las Vegas. The annexation is expected to become effective 01/13/17.

ANALYSIS

The site consists of three undeveloped parcels located just within the eastern edge of the city limits and to the northwest of the Clark County School District bus transit yard. The site is surrounded on all sides by Bureau of Land Management land, with the exception of one privately owned five-acre parcel in unincorporated Clark County jurisdiction. A gravel pit operation is located on the southern portion of the parcel to the south, as well as on the parcel to the west. Multi-family residential uses are proposed for the site; however, no Site Development Plan Review has been submitted for any specific development on this site.

The Centennial Hills Sector Plan of the Las Vegas 2020 Master Plan indicates that this area is primarily planned for Planned Community Development, which is limited to eight dwelling units per acre, and Public Facilities, which does not allow for residential zoning of any kind. However, the neighboring area is developed only with the gravel pit and these undeveloped areas are subject to change. Ann Road, a 100-foot Primary Arterial, will be extended westward to abut the northern boundary of this site. In addition, the Sheep Mountain Parkway freeway connector is proposed to run from approximately Ann Road north, parallel to the existing 215 freeway corridor.

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As a result of the disposal of federal land to be managed by local governments or private entities, the City is in the process of annexing approximately 4,500 acres of federal land generally located along the northwest boundaries of the City, including portions of land adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area. The annexation process has now been completed in accordance with NRS, and the effective date will be 01/13/17. These lands include an area extending over one mile west of the subject site. Although most of this land will be brought in with a U (Undeveloped) zoning designation, this classification is considered a “holding” zone to prevent haphazard development until such time as another district becomes compatible with neighboring properties. It is expected that as additional property is developed along Ann Road, the 215, and the proposed Sheep Mountain Parkway, that higher density uses will be appropriate in the area. The subject site would provide more intense residential development that will provide a buffer for less intense residential development expected to the west within the newly annexed area. Staff therefore recommends approval of the General Plan Amendment and Rezoning. If denied, the site will retain the existing General Plan and zoning designations.

FINDINGS (GPA-66493)

Section 19.16.030(l) 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 M (Medium Density Residential) General Plan designation allows for up to 25.49 dwelling units per acre. The adjacent PCD (Planned Community Development) designation allows for up to eight dwelling units per acre, and the PF (Public Facilities) designation does not allow for residential zoning districts. However, this site as well as the surrounding area is completely undeveloped except for a community gravel pit. Low density residential is not expected to fill in this area. Therefore, the requested amendment to the M designation will be compatible with the neighboring designations.

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

Per the Las Vegas 2020 Master Plan Land Use Element, the M (Medium Density Residential) land use designation allows for R-3 (Medium Density Residential), R-2 (Medium-Low Density Residential) and R-TH (Single Family Attached) zoning districts. None of these districts are in and of themselves compatible with the existing C-V (Civic), U (Undeveloped) or R-U (Rural Open Land) zoning districts on adjacent parcels. However, this site will abut a Primary Arterial and be in close proximity to a Major Collector. The R-3 zoning district is appropriate for this location

despite the neighboring designations.

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

There is currently no paved access to the subject site. Ann Road, a Primary Arterial roadway, is proposed to be extended west by the City and would provide direct access to the property. A future Site Development Plan Review must be filed to review ingress and egress design and effects to neighborhood traffic, which is currently affected by commuting buses from Clark County School District's bus transit yard facility. The nearest public recreation facility is located approximately 5,450 feet south of this site. The site has been annexed the city of Las Vegas; however, utilities must be extended to serve this site.

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

There are no other neighborhood plans or special area plans that include this area.

FINDINGS (ZON-66494)

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 a General Plan Amendment to M (Medium Density Residential), the proposed Rezoning to R-3 (Medium Density Residential) will conform to the 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.

The R-3 zoning district will allow for Multi-Family Residential uses with densities between 13 and 50 dwelling units per acre. However, the density is further limited to 25.49 dwelling units per acre when the approved General Plan designation is M (Medium Density Residential). The surrounding area is currently undeveloped and zoning designations are subject to change as development expands west of Shaumber Road.

Staff Report Page Four**January 10, 2017 - Planning Commission Meeting****3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Ann Road, a Primary Arterial, will be extended west along the northern boundary of this site. In addition, the city limits will be extended westward through annexation adjacent to the Red Rock Conservation Area. This land will provide a buffer between the Conservation Area and higher densities.

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 property will be provided by the future western extension of Ann Road, which will align with the northern boundary of the site. Ann Road is proposed to be a Primary Arterial (100 feet wide) in this area at full build-out, which will be adequate in size to accommodate the densities allowed by the R-3 zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/16/07	The City Council approved the Annexation (ANX-10156) of approximately 246 acres generally located west of Clark County 215 and east of the Puli Road alignment. The action included the subject area. The annexation became effective 05/25/07.
08/20/08	The City Council approved a General Plan Amendment (GPA-25625) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from PCD (Planned Community Development) to PF (Public Facilities) on 131.7 acres at the southwest corner of Ann Road and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-25626) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 131.7 acres at the southwest corner of Ann Road and Clark County 215. The Planning Commission and staff recommended approval.
07/29/10	The Planning Commission approved a request for a Variance (VAR-38553) to allow an 11-foot tall retaining wall where six feet is allowed and to allow the combined height of retaining and screening walls to be 14 feet where 12 feet is allowed on a 37.20-acre portion of a 131.70-acre parcel at the northwest corner of Washburn Road and Alpine Ridge Way. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-38557) for a proposed 41,000 square-foot Transit Yard on a 37.20-acre portion of a 131.70-acre parcel at the northwest corner of Washburn Road and Alpine Ridge Way. Staff recommended approval.
05/21/14	The City Council approved a General Plan Amendment (GPA-53055) to amend the Master Plan of Streets and Highways and Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to assign classifications and right-of-way alignments to several roadways in the northwest portion of the city. The Planning Commission and staff recommended approval.
01/04/17	The City Council will consider adoption of an ordinance (Bill 2016-72, ANX-67313) to annex certain real property generally located along the northwest boundaries of the City, including portions of land adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area. The annexation parcels are owned by the United States of America. The annexation is expected to become effective on 01/13/17.

<i>Most Recent Change of Ownership</i>	
10/21/08	A deed was recorded for a change in ownership on APN 126-36-101-007.
11/27/13	A deed was recorded for a change in ownership on APN 126-36-101-006.
10/17/16	A deed was recorded for a change in ownership on APN 126-36-101-027.

<i>Related Building Permits/Business Licenses</i>	
11/16/15	A permit (62135, CLV Drawing Number 107V6351) was issued for realignment and reconstruction of Shaumber Road between Washburn Road and Centennial Parkway related to construction of Interstate 215 (Beltway). The project is not yet complete.

<i>Pre-Application Meeting</i>	
08/24/16	A pre-application meeting was held with the applicant to discuss submittal requirements for General Plan Amendment and Rezoning applications. The applicant was informed that the items could not be placed on an agenda until such time as a parcel was created separating a portion of the applicant's property from the Bureau of Land Management property to the south. This parcel number was received on 10/17/16.

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Neighborhood Meeting	
12/14/16	A neighborhood meeting was held at the Centennial Hills Community Center/YMCA at 6601 North Buffalo Drive in Las Vegas. There were two representatives for the applicant, one member of the Ward 6 Council office and one Department of Planning staff member present. No members of the public appeared. No formal presentation was given.

Field Check	
12/05/16	The site is undeveloped and is situated at a higher elevation than Shaumber Road and Hammer Lane. Shaumber Road is used extensively by commuting buses.

Details of Application Request	
Site Area	
Gross Acres	15.00

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		PF (Public Facilities)	C-V (Civic)
North	Undeveloped	RN (Rural Neighborhood) Clark County	R-U (Rural Open Land) Clark County
		PF (Public Facilities)	C-V (Civic)
		PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped/ Gravel Pit	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Gravel Pit	OL (Open Land) Clark County	R-U (Rural Open Land) Clark County

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Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails (MUNE Transportation Trail)	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:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	217,800 SF	Y
Min. Lot Width	N/A	337 Feet	N/A
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	5 Feet	N/A	N/A
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 Stories/55 Feet	N/A	N/A

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	2.18 du/ac	21
C-V (Civic)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-50 du/ac*	750*
General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	8.0 du/a	120
PF (Public Facilities)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 du/ac	382

*Density is limited by the maximum number of units per acre allowed by the approved General Plan designation.

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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>
Shaumber Road	Major Collector	Master Plan of Streets and Highways	50	N
Ann Road (future alignment)	Primary Arterial	Master Plan of Streets and Highways (GPA-53055)	0	N