



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 11, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: VALLEY BANK OF NEVADA - OWNER: BANK OF NORTH LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-69220	Staff recommends DENIAL.	
ZON-69224	Staff recommends DENIAL.	GPA-69220

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 110

PROTESTS 1

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the General Plan land use designation on a 11.95-acre portion of the Centennial Hills Sector Plan located at the northeast corner of Trails End Avenue and Homestead Road from DR (Desert Rural Density Residential) to R (Rural Density Residential) and to Rezone the subject 11.95-acre site from R-E (Residence Estates) to R-D (Single Family Residential-Restricted).

ISSUES

- In accordance with Title 19.16, a public hearing is required for both the General Plan Amendment application and the Rezoning application.

ANALYSIS

The subject sites are currently designated DR (Desert Rural Density Residential) which allows densities up to 2.49 units per acre. To the west of the subject sites is a five-acre parcel that is included in Planning Area A2 of the Interlocal Agreement between the City of Las Vegas and County of Clark adopted on December 21, 2016. This agreement mandates *“areas identified as Planning Area A1 and A2 must remain residential and designated at a density of no greater than 2.0 Units per Gross Acre on the Parties’ respective comprehensive plans.”*

East of the subject sites is a residential development zoned R-PD2 (Residential Planned Development – 2 Units Per Acre), with single family, detached homes. South of the subject sites are undeveloped lots zoned R-E (Residence Estates), which also allows a density no less than two residential units per acre. Designating the subject sites R (Rural Density Residential) that would allow a density up to 3.59 units per acre is not compatible with the existing surrounding area that allows a maximum density of two units per acre. Staff does not support the General Plan Amendment or the Rezoning application as the density proposed would create an island of higher density residential amongst lower density development.

An abeyance has been requested by the applicant in order to allow time for the submittal of a Petition to Vacate Homestead Road and a Tentative Map application that will demonstrate an overall neighborhood layout that would include the five acre parcel to the west of the subject sites. Staff will reevaluate the proposed development once a Petition to Vacate and Tentative Map are submitted.

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FINDINGS (GPA-69220)

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 subject site is adjacent to property designated RNP (Rural Neighborhood Preservation), which allows a minimum density of 2.0 units per acre, and property designated PCD (Planned Community Development), which also allows a minimum of 2.0 units per acre. Amending the General Plan to R (Rural), which allows for up to 3.59 units per acre, is not compatible with the existing adjacent land use designations.

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

The R (Rural Density Residential) General Plan Designation allows the R-E (Residence Estates), the proposed R-D (Single Family Residential-Restricted), and the R-1 (Single Family Residential) zoning districts. The existing surrounding land uses consist of undeveloped lots and single-family, detached dwelling units zoned either R-E (Residence Estates) or R-PD2 (Residential Planned Development – 2 Units Per Acre) with minimum lot sizes of approximately one-half acre, or 20,000 square feet. The R-D (Single Family Residential-Restricted) requires a minimum lot size of 10,000 square feet, and the R-1 (Single Family Residential) zoning district has a minimum lot size of 6,500 square feet. This is half to one-third of the minimum lot sizes surrounding the subject sites and is not compatible.

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

If approved, half street improvements would be required with any future development to provide adequate roadways for the subject sites.

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

The subject sites are currently designated DR (Desert Rural Density Residential) which allows densities up to 2.49 units per acre. To the west of the subject sites is a five-acre parcel that is included in the Interlocal Agreement between the City of

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Las Vegas and County of Clark adopted on December 21, 2016. This agreement mandates these parcels designated by the agreement to remain residential with a density no greater than 2.0 units per acre. Designating property adjacent to this parcel that would allow a density up to 3.59 units per acre is not compatible to other applicable plans within the immediate area.

FINDINGS (ZON-69224)

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.

If the companion General Plan Amendment application is approved, the proposed R-D (Single Family Residential-Restricted) would 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-D (Single Family Residential-Restricted) zoning district allows for single-family, detached development with a minimum lot size of 10,000 square feet, which is half the minimum size of the adjacent R-E (Residence Estates) zoning district to the west and south. The R-E (Residence Estates) zoning district requires a minimum lot size of 20,000 square feet.

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

Development surrounding the subject sites consists of single-family detached homes and undeveloped lots ranging in size from approximately 19,000 square feet to approximately 46,000 square feet. 10,000 square-foot residential lots are not compatible with the surrounding community.

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.

If developed, the property owner would be required to install half-street improvements adjacent to the subject sites in order to provide adequate access the site.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/11/01	Staff administratively approved a request for a Site Development Plan Review (SD-0067-01) for proposed electrical overhead transmission lines located adjacent to the south side of the Moccasin Road alignment, between US-95 and Jones Boulevard and bearing east-southeast from Moccasin Road and Jones Boulevard to Decatur Boulevard.

<i>Most Recent Change of Ownership for 125-05-503-001 and 002</i>	
12/19/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/08/09	Drainage Study (DS3456-1) was approved for Log Cabin Ranch access road mass grading.

<i>Pre-Application Meeting</i>	
02/21/17	Staff conducted a pre-application meeting where the submittal requirements for a General Plan Amendment and Rezoning application were discussed.

<i>Neighborhood Meeting</i>	
03/22/17	Meeting Start Time: 6:00 p.m. Meeting End Time: 7:15 p.m. Attendance: 1 Representative from the Planning Department; 2 Representatives from Ward 6 Mayor Pro Tem Ross; 4 Representatives for the applicant; 2 Representatives from Clark County, District B; and approximately 9 members of the public (neighbors). •

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Neighborhood Meeting	
	<p>The meeting opened with a presentation of the proposed project by the applicant's engineer followed by a question and answer session. Some of the questions and concerns expressed by the neighbors included:</p> <ul style="list-style-type: none"> • Some residents do not want Homestead vacated, a few were in agreement with the proposal. There is concern as to how traffic would proceed through the neighborhood once Homestead Road was vacated and if other streets would see an increase in traffic levels. • The residents do not want the subject properties rezoned to R-D, the residents want the property to remain zoned R-E. There is concern that the proposed plans would be discarded later and the property would be developed to the minimum lot size of 10,000 square feet allowed by the R-D zoning district. • There is concern in regards to home values. If the subject sites are developed to the lot minimums with small homes, the surrounding properties value would drop. • Questions were raised as to whether or not horses could be kept on property zoned R-D. The R-D zoning district requires the minimum lot size to be 18,000 square feet for a horse. Staff informed the neighbors that it is possible to develop a horse friendly neighborhood. • Questions were also raised in regards to half street improvements and how that would affect the roads currently not improved, and those roadways within the County. Representatives from Clark County District B indicated they would look into the matter further. <p>A representative for the bank owned properties gave a brief history of the bank came to own the properties and expressed their willingness to work with the neighbors to have the best result possible for everyone involved while realizing not everyone would be pleased with the proposal. A representative for the adjacent 5 acre parcel (not part of this action) also gave insight as to the thought process that went into the current configuration of the combined 17 plus acres. He also expressed to the neighbors a willingness to work with them for a successful outcome.</p> <p>Currently the neighbors use Homestead Road as a horse pathway to the adjacent desert area for riding. One neighbor mentioned the idea of having a horse trail installed along the western edge of parcel number 125-05-502-014 if Homestead Road was vacated. The applicants were open to the idea of creating a horse trail.</p>

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Neighborhood Meeting	
	The residents requested another neighborhood meeting with an expanded notification area. Staff asked the neighbors which residents they would like to be included and mapped with the applicant's representative a custom notification area to be created for the next neighborhood meeting. This neighborhood meeting would be scheduled in approximately one month. At the conclusion of the meeting, the applicant's representatives and the neighbors agreed to continue to work together for the best solution possible.

Field Check	
03/02/17	During a routine field check, staff observed the undeveloped site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	11.95

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
South	Undeveloped	RNP (Rural Neighborhood Preservation Residential Density)	R-E (Residence Estates)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
West	Undeveloped	RNP (Rural Neighborhood Preservation Residential Density)	R-E (Residence Estates)

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Master and Neighborhood 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
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian (Moccasin Road)	N*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Half street improvements that include a Multi-Use Non-Equestrian trail would be required adjacent to Moccasin Road when the subject sites are developed.

Existing General Plan	Permitted Density	Units Allowed
DR (Desert Rural Residential Density)	0 – 2 dwelling units/ gross acre	0 - 23
Proposed General Plan	Permitted Density	Units Allowed
R (Rural Residential Density)	2.1 – 3.5 dwelling units/ gross acre	25 – 41

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	20,000 SF Minimum Size Lot	26
Proposed Zoning	Permitted Density	Units Allowed
R-D (Single Family Residential-Restricted)	10,000 SF Minimum Size Lot	52

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Moccasin Road	Local	Title 13	N/A	N
Homestead Road	Local	Title 13	20	N
Trails End Avenue	Local	Title 13	N/A	N

*Moccasin Road and Trails End Avenue have not been installed. As part of an approved development, the subject sites would be required to construct the half-street improvements

adjacent to the subject sites.