



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: DOUBLE DOUBLE, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64853	Staff recommends APPROVAL.	N/A
ZON-64854	Staff recommends APPROVAL.	GPA-64853

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 170

APPROVALS 0

PROTESTS 12

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site consists of 4.49 acres of undeveloped land generally located at the south side of Centennial Parkway and 275 feet west of Fort Apache Road. The applicant is requesting to rezone from R-E (Residence Estates) to R-1 (Single Family Residential). In order for such a rezoning to occur, the city's General Plan for future use of land must be changed from DR (Desert Rural Density Residential) to L (Low Density Residential). No development plans associated with the requested changes in the land use and zoning at this time. Staff supports these requests as the density change would be compatible with surrounding densities in the area. If denied, the land use and zoning would remain unchanged.

ISSUES

- A General Plan Amendment is requested to change the land use designation on the subject site from DR (Desert Rural Density Residential), which allows a net density of up to 2.49 dwelling units per acre, to L (Low Density Residential), which allows up to 5.49 dwelling units per acre.
- A Rezoning is requested to change the existing R-E (Residence Estates) zoning designation to R-1 (Single Family Residential) zoning district.
- There are no proposed development plans submitted with this request at this time.

ANALYSIS

The applicant is proposing a General Plan Amendment and Rezoning on 4.49 acres of undeveloped land at the south side of Centennial Parkway and 275 feet west of Fort Apache Road. The subject property was annexed by the City in 2016, from Clark County under Annexation (ANX-61546). The subject site is currently designated DR (Desert Rural Density Residential, which allows a residential density of 2.49 units per acre for this site located within the Centennial Hills Sector Plan area. The applicant has requested changes to the L (Low Density Residential) General Plan designation and R-1 (Single Family Residential) zoning district would allow single family residential development with a minimum lot size of 6,500 square feet. If approved, the maximum number of units that can be approved for the subject site under the requested L (Low Density Residential) land use designation is 24.65 units. This is a difference of 13.47 units (single family lots) from the current DR (Desert Rural Density Residential) designation.

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The subject property is situated on the boundary between the City of Las Vegas and unincorporated Clark County. Neighboring properties within Clark County's jurisdiction are not within any excepted area, which means that they would not be limited in their density should they be annexed in the future. Properties within these county areas are RNP (Rural Neighborhood Preservation) by the Centennial Hills Interlocal Land Use Plan and are limited to two dwelling units per acre.

The site is adjacent to a 95-foot wide street to the north and a 60-foot wide street to the south. The property to the east contains an existing Convalescent Care Facility/Nursing Home. The property to the west is an undeveloped within Clark County.

Staff recommends approval, as the requested change to L (Low Density Residential) land use designation and R-1 (Single Family Residential) zoning district conforms to the surrounding residential properties. If denied, the property would remain as a DR (Desert Rural Density Residential) General Plan designation and an R-E (Residence Estates) Zone.

FINDINGS (GPA-64853)

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 allow density of the proposed L (Low Density Residential) is 5.49 dwelling units per acre is compatible for the surrounding area.

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

The proposed L (Low Density Residential) designation would allow for establishment of residential densities up to 5.49 dwelling units per acre within the R-1 (Single Family Residential), R-MH (Mobile/Manufactured Home), and R-PD (Residential Planned Development) zoning districts, which are compatible with the surrounding development in the area.

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

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Adequate utilities will be extended to this area. The site is within one-quarter to one mile of park and school facilities. Most commercial services are located one miles east, near Clark County 215 and Durango Drive. Future residents would have easy access to and from the site via Clark County 215 (interchange at Hualapai Way and Durango Drive)

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

There are no special area plans that apply to the subject site. The Newly Developing Areas section of the Las Vegas 2020 Master Plan recommends the provision of more diversity in housing choices for residents, greater walkability both within neighborhoods and to area amenities, and access to public transportation. Intensive site planning will ensure that any proposed residential development on this site would be able to meet these goals.

FINDINGS (ZON-64854)

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 the proposed General Plan Amendment to the L (Low Density Residential) designation, the proposed rezoning of the subject site to R-1 (Single Family Residential) would conform to the City's 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 proposed R-1 (Single Family Residential) zoning district will allow single family residential land uses which will be compatible with the low and rural densities established on neighboring properties.

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

Objective 3.2 of the Las Vegas 2020 Master Plan requires that rural neighborhoods be adequately buffered from higher density development. The proposed rezoning to R-1 (Single Family Residential) will be compatible with the low and rural densities established on neighboring properties.

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.

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The site is bordered on two sides by Centennial Parkway, at 100-foot Primary Arterial; and Regina Avenue, a 60-foot Minor Streets, as designated by the Master Plan of Street and Highways. These are of appropriate capacity to meet the requirements of the proposed R-1 (Single Family Residential) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/03/16	The City Council approved Annexation (ANX-61546) for 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road. The effective date was 02/12/16.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

<i>Most Recent Change of Ownership</i>	
10/10/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No permits are on file for this property.	

<i>Pre-Application Meeting</i>	
05/19/16	Staff met with the applicant and reviewed the requirements for a General Plan Amendment and a Rezoning application of the parcels located in Ward 6.

<i>Neighborhood Meeting</i>	
06/23/16	A neighborhood meeting was conducted Centennial Hills Community Center YMCA at 6601 North Buffalo Drive. Meeting Start Time: 5:30 PM Meeting End Time: 6:25 PM • 3 representatives from the Developer. • 1 Council Staff member • 7 members of the Public • 1 Planning Staff Member

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<i>Neighborhood Meeting</i>	
06/23/16	Issues The general concern for the surrounding property owners is that the value of their homes would drop and the change of quality of life in the area. The other concern from the other property owners is that they do not want to see any High Density Residential to go to the subject site and they would like to see half an acre lot sizes. The developer responded that the proposed General Plan Amendment and Rezoning will not result in High Density Residential and it will be Low Density Residential. The developer added that these applications would serve as a transition from Centennial Parkway to the existing R-E zoned properties to the south.

<i>Field Check</i>	
06/02/16	Staff visited the site and found the parcel is vacant with natural vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.49

<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	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Vacant	PF (Public Facilities)	C-V (Civic)
South	Vacant	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) – Clark County)
East	Convalescent Care Facility/Nursing Home	R (Rural Density Residential)	R-E (Residence Estates)
		RNP (Rural Neighborhood Preservation)	

<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>	RL (Residential Low) – Clark County
				RNP (Rural Neighborhood Preservation) - Clark County

<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>
No Applicable Special Purpose or Overlay Districts	N/A
<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

Pursuant to Title 19.06.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
<i>Standard</i>	<i>Required/Allowed</i>
Min. Setbacks	
• Front	20 Feet
• Side	5 Feet
• Corner	15 Feet
• Rear	15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories/35 Feet

RG

<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
DR (Desert Rural Density Residential)	2.49 du/ac	11.18

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<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
L (Low Density Residential)	5.49 du/ac	24.65
<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	One Unit per Acre	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	One Unit per Acre	N/A

<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>
Centennial Parkway	Primary Arterial	Planned Streets and Highways Map	95	Y