



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: FF SERIES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64834	Staff recommends DENIAL.	
ZON-64833	Staff recommends DENIAL.	GPA-64834

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 100

APPROVALS 0

PROTESTS 5

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is a vacant, undeveloped 0.50 acre lot located on the southwest corner of Azure Drive and Starlight Drive. The applicant is requesting a General Plan Amendment from R (Rural Density Residential) to O (Office), and to Rezone the subject site from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to O (Office). At this time, there is no development project associated with the requested changes in land use and zoning designations.

ISSUES

- A General Plan Amendment has been requested to change the future land use designation on the subject site from R (Rural Density Residential) to O (Office).
- A Rezoning has been requested to change the zoning designation on the subject site from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to O (Office).

ANALYSIS

In March of 2008, General Plan Amendment (GPA-26004) and Rezoning (ZON-26006) was approved for ten parcels directly adjacent to Tenaya Way. Parcel one (125-27-610-001) located on the southeast corner of Tenaya Way and Azure Drive, in addition to the nine sequential parcels (125-27-610-002 through 010) south of parcel one were amended to the O (Office) General Plan designation and rezoned to O (Office) to create a buffer for the existing single family residences and the remaining residentially zoned properties located east of these parcels from the increasing traffic on Tenaya Way and more intense commercial uses located on the west side of Tenaya Way by creating this Office corridor. The approval of this General Plan Amendment and associated Rezoning application would allow for commercial uses to no longer act as an appropriate buffer to the residents, but to encroach into and disturb the existing residences. For this reason, staff is recommending denial of both applications.

If approved, uses such as Business Schools; Employment Agencies; and Financial Institution, General (i.e. Banks) would be permitted in the O (Office) zone.

FINDINGS (GPA-64834)

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:

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1.The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed O (Office) General Plan Designation would not be compatible with the existing single-family residential uses located adjacent to and near the subject site.

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

Amending the General Plan for the subject site from R (Rural Density Residential) to O (Office) would not be an appropriate land use designation as this would allow for the encroachment of commercial uses into the existing residential neighborhood.

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

Azure Drive is a designated collector street that collects traffic from local streets and distributes it to major collector or arterial streets. Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Both may be adequate to handle land uses and densities permitted in the O (Office) General Plan Designation.

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

The subject site is an undeveloped lot directly adjacent to single family residential. While developing this lot would be in support of the City's policies, it only supports City policy when such development is compatible with the surrounding area.

FINDINGS (ZON-64833)

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 approved, the proposed O (Office) zoning district would conform to the proposed O (Office) General Plan Designation.

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.

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The uses allowed in the proposed O (Office) zoning district would not be appropriate for integration with the existing and planned residential uses.

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

The subject site is directly adjacent to single family residential, it would be more appropriate to develop the subject site in accordance with the current General Plan designation for residential and allow the Office corridor already established along Tenaya Way to serve the area residents commercial needs.

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.

Azure Drive is a designated collector street that collects traffic from local streets and distributes it to major collector or arterial streets. Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Both may be adequate to handle land uses permitted in the O (Office) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/16/02	The City Council approved a Petition to Annex property generally located on the southeast corner of the intersection of Tenaya Way and Azure Drive. The annexation was effective as of 01/25/02.
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>	
12/04/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant business licenses or building permits associated with this parcel of land.	

<i>Pre-Application Meeting</i>	
05/24/16	Staff conducted a pre-application conference where the submittal requirements for a General Plan Amendment and Rezoning application were discussed.

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<i>Neighborhood Meeting</i>	
06/30/16	A neighborhood meeting is scheduled for June 30, 2016 at 6:30 p.m. at the Centennial Hills YMCA located at 6601 North Buffalo Drive. Meeting Start Time: 6:30 p.m. Meeting End Time: 8:00 p.m. Attendance: 3 Representatives for the Applicant/Owner 1 Representative from the Planning Department 1 Representative from Mayor Pro Tem Ross' Office Approximately 5 Members of the public (neighbors) were in attendance. The meeting was essentially a continuation of the meeting held the night before for GPA-64835 and ZON-64836 since this project was related to the project presented the night before on 06/29/16. At the conclusion of the meeting held the previous night (06/29/16), a majority of the neighbors informed me (Nicole Eddowes) that they would not be attending the meeting to be held the following night (06/30/16) for GPA-64834 and ZON-64833, since it was essentially the same meeting and they had already expressed their opposition in regards to both projects. The neighbors requested that I include the same input for this project as what was already noted the night before. Additional Concerns were: • The two projects are too dense and will lower the property values of the existing residential homes. Want the number of beds to be reduced. • Want the commercial to be along Tenaya Way only, not to "creep" into the residential neighborhood. • Would like for custom homes to be built on the half-acre lots – no commercial. • If the project is approved, the neighbors wanted no traffic on the residential streets, for the rear of the property facing Starlight Drive to look like a residential home with wrought iron fencing and lush landscaping instead of a solid block wall. • One neighbor who owns property on Moonlight Drive wouldn't mind if the whole area went commercial. • The applicant/owner of the proposed sites/project pointed out that he currently owns nine lots in the immediate area and that it is just not feasible for him to leave them vacant/undeveloped any longer.

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Field Check	
06/02/16	Staff conducted a routine field check where a vacant, undeveloped lot was observed.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Detached Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Detached Single Family Residence	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
West	Undeveloped	O (Office)	O (Office)

Master Plan Areas	Compliance
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Azure Drive	Collector	Title 13	22	N*
Starlight Drive	Local	Title 13	40	Y

*Half street improvements may be required in conjunction with a future Site Development Plan Review (SDR) application for the subject site.

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