



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0561-TXT1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Only

PROTESTS 0

APPROVALS 0

Conditions Page One**November 12, 2024 - Planning Commission Meeting****** PROPOSED AMENDMENTS ****

1. Section 2.2 of the Lone Mountain West Master Development Plan and Design Standards, entitled "Development Parcels," is hereby amended by deleting Footnote 3 of Table 4 that appears therein and its corresponding designation.
2. Section 2.3 of the Lone Mountain West Master Development Plan and Design Standards, entitled "Land Use Designations," is hereby amended as follows:

2.3 Land Use Designations

The Lone Mountain West Master Development Plan Area shall be comprised of the eight land use designations listed below.

- (1) Neighborhood Commercial
- (2) Village Commercial
- (3) Low Density Residential (up to 6 du/ac)
- (4) Medium-Low Density Residential (up to 12 du/ac)
- (5) Multi-Family Medium Residential (up to 25 du/ac)
- (6) Public Facilities
- (7) Open Space and Recreation

See Table 1 - Development Parcels for initial project area data.

See Table 2 - Proposed Land Use Designations Summary.

See Table 4 - Land Use Designation Totals for All Parcels for area acreage, unit counts and density information current as of December 2008.

Notwithstanding the density limitation identified for each of the three residential designations, the maximum overall residential density permitted within the Lone Mountain West Master Development Plan Area shall not exceed ~~7.0~~ 8.00 dwelling units per gross acre.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend provisions of the Lone Mountain West Master Plan, namely to restore the maximum allowable density within the Planned Community Development designated area to eight units per gross acre.

ANALYSIS

The Lone Mountain West area was established in 1999 out of land parcels both inside and outside of city limits that had been designated PCD (Planned Community Development) by the city's General Plan. According to the then-current 1996 Northwest General Plan Amendment, the PCD land use category allowed for a mix of residential uses within those parcels maintaining an average overall density of between two and eight units per acre. This was to encourage large areas of undeveloped land under common ownership to be master planned. This description was adopted into the Las Vegas 2020 Master Plan in 2005 and carried over into the Las Vegas 2050 Master Plan as "up to eight units per gross acre."

The Lone Mountain West Master Development Plan initially estimated an overall density of 6.20 dwelling units per acre at full buildout, well under the cap of eight units per acre. After nearly a decade of development of the Lone Mountain West plan area that included several land use modifications and expansion of the area, the original Master Development Plan estimates for the number of buildable units and area were no longer accurate. Table 4 of the Master Development Plan ("Land Use Designation Totals for All Parcels") was thereby amended accordingly in January 2009. The analysis revealed that the overall density of the Plan area would not exceed 6.86 dwelling units per acre at full buildout; thus, the Master Development Plan was amended at that time to limit overall density to 7.00 dwelling units per acre.

Since 2009 there have been five additional modifications to the Master Development Plan amending land use designations, altering potential overall density at maximum buildout. With 10 vacant parcels remaining in the Plan area and the possibility of future land use modifications, overall density is not likely to remain below 7.00 dwelling units per acre. A density cap of 8.00 dwelling units per acre will maintain compatibility of the Plan area with surrounding development and will conform to the current description of the Planned Community Development land use category within the Las Vegas 2050 Master Plan.

A future amendment will amend the data in Tables 1 through 4 of the Master Development Plan to accurately reflect current residential units and acreages.

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FINDINGS (24-0561-TXT1)

This amendment will restore the maximum allowable density of the Lone Mountain West Planned Community Development area to eight units per acre to align with the Las Vegas 2050 Master Plan land use element. These are changes to the text only. Staff recommends approval.