

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 16, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. -

OWNER: SHANDER INTERNATIONAL, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0188-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 678 (By City Clerk)

PROTESTS 4

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property located at 5800 West Charleston Boulevard.

ISSUES

- Rezoning (20-0188-ZON1) is requested to rezone the subject site from R-PD15 (Residential Planned Development – 15 units per acre) to R-3 (Medium Density Residential). Staff supports the request.
- The existing Multi-Family Residential development conforms to existing Title 19 R-3 (Medium Density Residential) development standards.
- If approved, all previous conditions of approval for Rezoning (ZON-5566) will be eliminated.

ANALYSIS

This subject site is home to an existing Multi-Family Residential development and zoned R-PD15 (Residential Planned Development – 15 units per acre). The City Council approved an expansion of the subject development to the lots adjacent to the east via Site Development Plan Review (SDR-77259) on November 20, 2019. The applicant now proposes to rezone the subject properties in order to allow a lot consolidation for the entire development.

As the request conforms with the existing Multi-Family Residential development and with the existing M (Medium Density Residential) general plan designation, staff recommends approval.

FINDINGS (20-0188-ZON1)

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.

The proposed R-3 (Medium Density Residential) zoning district conforms with the existing M (Medium Density Residential) 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 medium density residential uses that are allowed within the R-3 (Medium Density Residential) zoning district are compatible with the adjacent residential uses in the area.

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

Residential uses that are permitted in the proposed R-3 (Medium Density Residential) zoning district are appropriate for the subject area. The proposed zoning district conforms with the existing multi-family residential.

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 site will remain from Jones Boulevard, an 80-foot Collector Street and Charleston Boulevard, a 100-foot Primary Arterial as described by the Master Plan of Streets and Highways are adequate in size to continue servicing the needs of the subject development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/19/05	The City Council approved Rezoning (ZON-5566) request for a Rezoning from R-PD14 (Residential Planned Development - 14 units per acre) to R-PD15 (Residential Planned Development - 15 units per acre) on 12.58 acres at 5800 West Charleston Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Site Development Plan Review (SDR-5568) request for a proposed addition of a six-unit multi-family building to an existing apartment complex. The Planning Commission and Staff recommended approval.
08/03/20	Parcel Map (100033-PMP) request was submitted for a one-lot parcel consolidation on 13.92 acres at 5800 West Charleston. Planning Staff denied the request as all of the parcels must have the same zoning district designation prior to consolidation.
11/10/20	The Planning Commission unanimously voted to recommend APPROVAL on a Land Use Entitlement project request for a Rezoning FROM: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT – 15 UNITS PER ACRE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 11.96 acres at 5800 West Charleston Boulevard (APNs Multiple), Ward 1 (Knudsen).

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Most Recent Change of Ownership	
04/20/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
09/14/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Rezoning.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/30/20	Staff conducted a routine field check and found an existing multi-family residential development. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	11.96

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units Per Acre)
North	Single Family, Detached	M (Medium Density Residential)	R-1 (Single Family Residential)
		L (Low Density Residential)	
		O (Office)	O (Office)
South	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)

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<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>
East	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Las Vegas Valley Water District (LVVWD)	PF (Public Facility)	C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD15 (Residential Planned Development – 15 units per acre)	15 du/acre	179
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	13-50 du/lot	Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.

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<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 du/acre	304*

*The existing site is fully developed and would require new land use entitlements to redevelop the site if additional density beyond the current allowed 179 units were to be requested.