



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SEQUOIA-DORRELL UNICORN, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0061-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 245

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a stand-alone Rezoning request from R-E (Residence Estates) to R-1 (Single Family Residential) at the southwest corner of Dorrell Lane and Unicorn Street.

ISSUES

- A Rezoning (23-0061-ZON1) is requested from R-E (Residence Estates) to R-1 (Single Family Residential) on 1.05 acres at the southwest corner of Dorrell Lane and Unicorn Street. Staff supports the request.
- No development is proposed at this time.

ANALYSIS

The subject undeveloped 1.05-acre parcel is currently zoned R-E (Residence Estates) with a ML (Medium Low Density Residential) Land Use Designation. It is subject to the development standards of Title 19. The subject site is situated adjacent to existing single-family, detached dwellings zoned R-E (Residence Estates) to the south and west and zoned R-1 (Single Family Residential) to the north and east. Per the submitted justification letter, if the Rezoning request is approved, the applicant intends to subdivide the property into four lots via an administrative Parcel Map review.

The existing ML (Medium Low Density Residential) land use designation allows a density up to 8.5 dwelling units per acre. The proposed R-1 (Single Family Residential) zoning district conforms with the existing ML (Medium Low Density Residential) land use designation. The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting.

The subject site is located within the 2050 Master Plan Tule Springs Area, which calls for medium-low density suburban development. As the proposed Rezoning conforms with the existing land use designation and is compatible with the existing residential development in the surrounding area, staff recommends approval. If approved, the applicant intends to move forward with a Parcel Map to subdivide the property into four lots.

FINDINGS (23-0061-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:

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1. The proposal conforms to the General Plan.

The proposed R-1 (Single Family Residential) zoning district conforms with the existing ML (Medium Low Density Residential) land use 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.

The Single-Family, Detached use allowed by the requested Rezoning will be compatible with the existing residential development in the surrounding area.

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

As the City continues to grow, it is imperative to provide a variety of housing options to meet the needs of the expanding population.

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.

The subject site is accessible by Dorrell Lane and Unicorn Street, both 60-foot Local Streets, are adequate in size to meet the needs of the R-1 (Single Family Residential) zoning district.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
There are no related relevant City Actions of note.	

<i>Most Recent Change of Ownership</i>	
01/05/23	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
02/01/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Rezoning request.

<i>Neighborhood Meeting</i>	
03/16/23	A voluntary neighborhood meeting was held by the applicant at the Centennial Hills Library. Staff did not attend.

<i>Field Check</i>	
03/02/23	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.05

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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>
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Tule Springs	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
RP-O (Rural Preservation Overlay) District	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	45,738 SF	Y
Min. Lot Width	60 Feet	157 Feet	Y