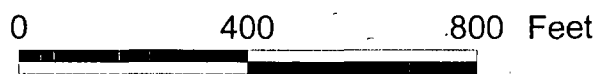


CASE: VAR-11704

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
 R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
 R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 3, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-11704 - APPLICANT: HONDA
DEVELOPMENT LLC - OWNER: SANDHILL VILLAGE, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 19, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11699) and Site Development Plan Review (SDR-11701).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a request for a Variance to allow an R-PD (Residential Planned Development) Zoning District on 2.54 acres where five acres is the minimum acreage required for property located on the south side of Tully Avenue, approximately 300 feet east of Sandhill Road. Companion requests for a Rezoning (ZON-11699) and a Site Development Plan Review (SDR-11701) for a 28-unit townhome development have been submitted with this request.

EXECUTIVE SUMMARY

This project is a proposed 28-unit townhouse development. It is proposed for a 2.54-acre infill site, surrounded by existing apartment complexes to the east, south and west, and zero lot-line single family development to the north. The applicant is seeking R-PD zoning as there is no applicable conventional zoning district that will facilitate the development. R-PD zoning includes a minimum site area of five acres, and the applicant is seeking relief from this standard as the site is completely surrounded by existing development with no option of increasing the size of the site through future acquisition of adjacent land.

BACKGROUND INFORMATION

A) *Related Actions*

There is no recent case history related to this site.

03/23/06 The Planning Commission recommended approval of a companion Rezoning (ZON-11699) and Site Development Plan Review (SDR-11701) concurrently with this application.

03/23/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #39/ng).

B) *Pre-Application Meeting*

01/13/06 The applicant was advised of the submission requirements for the related applications for this project. The applicant was advised of Public Works' requirements for public roadway improvements and drainage study requirements, and other requirements for this project to proceed.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Variance application, not was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.54
Net Acres: 2.32

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Apartments
East: Apartments
West: Apartments

C) *Planned Land Use*

Subject Property: M (Medium Density Residential)
North: ML (Medium Low Density Residential)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property:
North: R-CL (Residential - Compact Lot)
South: R-3 (Medium Density Residential and Apartment)
East: R-PD15 (Residential Planned Development - 15 Units Per Acre)
West: R-3 (Medium Density Residential and Apartment)

E) *General Plan Compliance*

The Southeast Sector Plan currently designates the site as M (Medium Density Residential). The (Medium Density Residential) category designation allows for a variety of multi-family units such as plexes, townhouses and low density apartments. A related Rezoning (ZON-11699) application seeks to change the zoning of the site to R-PD11 (Residential Planned Development - 11 Units Per Acre). The proposed site plan would conform to this zoning district, subject to approval of the minimum lot size Variance.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts or other special policies.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.040, the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. Since the subject property contains 2.54 acres, the applicant is requesting a Variance to reduce the five-acre minimum lot size to permit Rezoning (ZON-11699) the property to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zone.

B) General Analysis and Discussion

This application is one of three companion applications necessary to permit an infill development on the subject property. Without the approval of a Variance, it is not possible for the property to develop in the manner proposed.

The project as conceived would not readily fit within the parameters of any of the standard residential zoning districts in Title 19. The requested R-PD (Residential Planned Development) district (ZON-11701) would permit a maximum of 28 townhome units. As there are no other standard zoning districts in the Code that would be adequate for a project and to restrict the density to that proposed, it is recommended that the requested Variance be approved.

FINDINGS

As this is an infill parcel, no additional land is available to develop according to the requirements of a standardized zoning district. There is no alternative design or option that would allow conformance to these specific Title 19 requirements. In view of the limitations imposed by the site's physical characteristics, it is concluded that the applicant's hardship is real, and it is recommended that the Variance be granted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

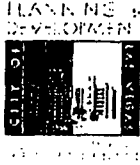
ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 758 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-11704

Case Number: _____ APN: 140-30-801-006

Name of Property Owner: Sandhill Village, LLC

Name of Applicant: Honda Development, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X _____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

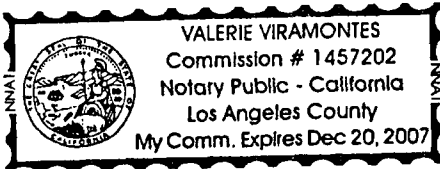
Print Name: DAVID HONDA

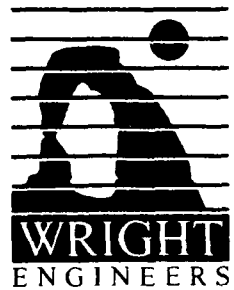
Subscribed and sworn before me

This 18th day of JANUARY, 20 06

Valerie Viramontes

Notary Public in and for said County and State





February 7, 2006

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

**Subject: Justification Letter for Rezoning, Site Development Review, and
Variance on 2.53 acres at Tully Ave east of Sandhill
APN: 140-30-801-006**


To whom it may concern:

On behalf of our client, DS Honda, Wright Engineers respectfully requests to rezone APN 140-30-801-006 (2.53 acres) from R-3 to R-PD11. Per the requirements of Title 19 and City of Las Vegas staff, we also request a Variance to allow a planned development on less than five acres and a Site Development Review.

The intended use of the property will be a 28 lot town-home development. The project is currently bound by existing development on all sides with zoning classifications of RPD-15 to the east, R-3 to the west and south, and R-CL to the north. This project is an infill site without the ability to purchase additional acreage to meet the five-acre minimum requirement for a planned development. The project meets the intent of the RPD district with a unique design that provides significant open space and appropriate landscaping.

If you have any questions or concerns, please feel free to contact us. Thank you for your consideration.

Respectfully,
WRIGHT ENGINEERS


John P. Meng, PE 2/7/06

Cc: David Honda, DS Honda

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VAR-11704
03/23/06 PC