

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

**CITY COUNCIL MEETING DATE: FEBRUARY 15, 2017**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT/OWNER: SEVENTY ACRES, LLC**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
<b>GPA-62387</b>	Staff recommends APPROVAL.	
<b>ZON-62392</b>	Staff recommends APPROVAL.	GPA-62387
<b>SDR-62393</b>	Staff recommends APPROVAL, subject to conditions if approved:	GPA-62387 ZON-62392

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      26

**NOTICES MAILED**                      253 - GPA-62387, ZON-62392 and SDR-62393 (By City Clerk)

**APPROVALS**                              90 - GPA-62387, ZON-62392 and SDR-62393

**PROTESTS**                                430 - GPA-62387, ZON-62392 and SDR-62393

**CONCERNS**                                4 - GPA-62387, ZON-62392 and SDR-62393

**\*\* CONDITIONS \*\***

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## **SDR-62393 CONDITIONS**

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**Planning**

1. Approval of a General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 07/05/16, landscape plan date stamped 12/21/15, building elevations date stamped 11/30/15 and floor plans date stamped 06/29/16 and 07/28/16, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Prior to the submittal of a building permit application, the landscape plan shall be revised to conform to the site plan dated 06/30/16.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - A. Provide at least three additional 36-inch box shade trees (*Pinus pinea*) within the provided landscape buffer area along the southwest perimeter buffer, for a total of 29 trees.
  - B. Provide at least four, five-gallon shrubs per required tree in perimeter landscape buffers.

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8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on Alta Drive and Rampart Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Landscape and maintain all unimproved rights-of-way on Alta Drive and Rampart Boulevard adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Submit an Encroachment Agreement for landscaping and private improvements in the Alta Drive and Rampart Boulevard public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. Prior to issuance of grading permits, replace the existing \$75,000 flood maintenance bond with a \$250,000 flood maintenance bond for the existing public drainage channel that is privately maintained for the Badlands golf course area, unless otherwise allowed in a Development Agreement.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. We note that this site is within a Federal Emergency Management Agency (FEMA) designated flood zone and that no permits of any kind will be issued until after the Conditional Letter of Map Revision (CLOMR) is approved by FEMA.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The site, which is located at the corner of two major thoroughfares, contains the northeastern portion of an existing 27-hole golf course. The applicant is proposing to redevelop a 17.49-acre portion of the golf course into a multi-family condominium community containing four, four-story buildings. The current land use designation of PR-OS (Parks/Recreation/Open Space) does not allow for multi-family residential uses; therefore, the applicant is also requesting a General Plan Amendment. Accompanying the General Plan Amendment is a request to rezone the property to increase the allowable residential density, as it is currently zoned for a maximum of 7.49 dwelling units per acre.

A maximum of 720 residential units are proposed, composed of a mix of studio, one-, two- and three-bedroom units. The buildings are configured so that the residential units are wrapped around multilevel parking structures that will not be visible from public rights-of-way. Access to the site is provided from Rampart Boulevard, with emergency access to Alta Drive. The site features a 5,000 square-foot common recreation building and outdoor pool area, along with secondary open recreation areas located near Buildings 2 and 3. The property slopes down from the north and east so that the proposed buildings would have little impact on views. The architectural design of the buildings is comparable to and compatible with the Parisian style of the adjacent Queensridge Towers condominium development.

The site is part of the 1,569-acre Peccole Ranch Master Plan. Pursuant to Title 19.10.040, a request has been submitted for a Modification to the 1990 Peccole Ranch Master Plan to authorize removal of the golf course, change the designated land uses on those parcels to single-family and multi-family residential and allow for additional residential units. The current General Plan Amendment, Rezoning and Site Development Plan Review requests are dependent on actions taken on the Major Modification and the related Development Agreement between the applicant and the City for development of the golf course property.

**ISSUES**

- The proposed development requires a Major Modification (MOD-63600) of the Peccole Ranch Master Plan, specifically the Phase Two area as established by Z-0017-90.
- A General Plan Amendment is proposed from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the 17.49-acre site, which allows for residential densities of greater than or equal to 25.5 dwelling units per acre.

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- A Rezoning is proposed from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the 17.49-acre site, which allows for multi-family dwellings without density limitations. However, density will be *de facto* limited by the 55-foot height limitation, The Two-Fifty Development Agreement if approved and other development standards imposed by the R-4 zoning district.
- The site is at a significantly lower grade than the existing adjacent One Queensridge Place condominium development situated to the north. The lower elevation of the proposed buildings will lessen the impact to that development and would meet the 3:1 proximity slope from existing single family residences to the west.
- The site plan and landscape plan do not match. A condition of approval will require a revised landscape plan to be submitted that conforms to the latest site plan.

**ANALYSIS**

The site is located within Phase Two of the Peccole Ranch Master Plan area. Alta Drive and Rampart Boulevard form the perimeter by which the property can be accessed by vehicle. Rampart Boulevard is also designated as a Pedestrian Path in accordance with the Las Vegas 2020 Master Plan. The trail path was implemented by construction of the existing sidewalk along the west side of Rampart Boulevard.

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, numerous land use entitlements have been processed within the Master Plan area. These entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means in which developers have been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. The Department of Planning has determined that any proposed development not in conformance with the approved (1990) Peccole Ranch Master Plan would be required to pursue a Major Modification of the Plan prior to or concurrently with any new entitlements. Such an application (MOD-63600) was filed with the City of Las Vegas on 02/25/16 along with a Development Agreement (DIR-63602) for redevelopment of the golf course parcels. The Development Agreement contains design guidelines that differ from Title 19 standards for R-E (Residence Estates) and R-4 (High Density Residential) zoning districts. In order for this site development plan review request to be approved, the 1990 Peccole Ranch Master Plan land use designation over this site must be amended from Golf Course/Drainage to Multi-Family.

An additional set of applications were submitted concurrently with the Major Modification that apply to the whole of the 250.92-acre golf course property. These include a General Plan Amendment (GPA-62599) and Rezoning (GPA-63601) that include the same amendments to the land use designations and zoning categories as requested through the current requests. That is,

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the General Plan Amendment and Rezoning proposed on the 17.49 acres would be subsumed in the proposal on the 250.92 acres. Therefore, if final action is taken to approve GPA-62599 and GPA-63601, GPA-62387 and ZON-62392 would no longer be needed.

The proposed development is substantially in conformance to Title 19 requirements for the R-4 (High Density Residential) zoning district and with general development standards for residential uses. If the proposed General Plan Amendment and Rezoning are approved, all setback, height and density requirements would be met by the proposal. Although residential adjacency standards do not apply to development on this site, the lower grade of the site relative to adjacent lands ensures that the height of the buildings will not block views or create constant shadows throughout the daytime hours.

Ample landscaping is provided along the entire perimeter of the site, with 36-inch box Italian Stone Pine and Swan Hill Olive trees specified. These species are considered “bulletproof” by the Southern Nevada Regional Planning Coalition Regional Plant List and are appropriate for this area. Several pine trees were omitted from the south buffer area near the termination of the emergency vehicle access. According to staff analysis, three additional trees are needed to meet the minimum planting requirement along the south perimeter. As a condition of approval, the additional trees will be required to be added to the technical landscape plan reviewed for building permit.

The building elevations indicate four-story buildings in the Parisian style that is similar to the existing One Queensridge Place condominiums adjacent to the west of this site. The ground levels contain a stone veneer, with successive floors utilizing plaster exteriors. Colors vary within an earth tone palette. Portions of each building are inset to provide façade relief and variation. Rooflines are varied between flat roofs and mansards with dormer windows. Individual units feature balconies and floor to ceiling windows. The number of studio, one, two and three-bedroom units varies on each building level. Units range in size from approximately 500 square feet for studio apartments to 1,500 square feet for three-bedroom apartments.

The Clark County School District projects that approximately 182 primary and secondary school students would be introduced into the area by the proposed development on this site. Of the three schools serving the area (Bonner Elementary School, Rogich Middle School and Palo Verde High School), the District notes that each school was over capacity for the 2015-2016 school year, with Bonner Elementary the most critical at 151 percent of capacity.

**FINDINGS (GPA-62387)**

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:

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

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The Peccole Ranch Master Plan must be modified to change the land use designation from Golf Course/Drainage to Multi-Family prior to approval of the proposed General Plan Amendment to H (High Density Residential). If approved, the density would be in conformance with the Peccole Ranch Master Plan as amended. The applicant has submitted a second General Plan Amendment request (GPA-63599) that would be compatible with the proposed H (High Density Residential) land use designation if approved. The property is located adjacent to a General Tourist Commercial classification, which also allows comparable densities to the proposed designation.

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

The existing designation to the southwest of the subject property is R-PD7 (Residential Planned Development – 7 Units per Acre). However, without prior approval of a modification to the Peccole Ranch Master Plan on this area, residential uses would not be allowed. The applicant has submitted a second Rezoning request (ZON-63601) that would be compatible with the proposed R-4 (High Density Residential) zoning district. Property to the northwest is zoned PD (Planned Development), which is a flexible category that currently contains a development with comparable residential densities.

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

The subject site is in an area where transportation, recreation and leisure opportunities and utilities are already established. Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate to address the anticipated traffic counts that this amendment would allow on the site.

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

The proposed General Plan Amendment does not conform to the 1990 Peccole Ranch Master Plan, which designates the site for Golf Course/Drainage land uses. With approval of a proposed Major Modification to the Peccole Ranch Master Plan, the proposed General Plan Amendment would conform to this plan.

**FINDINGS (ZON-62392)**

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.**

If the proposed companion General Plan Amendment to H (High Density Residential) is approved, the proposed reclassification of property to an R-4 (High Density Residential) zoning district would conform to the General Plan.

**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 R-4 zoning district allows high density (25.5 dwelling units per acre or greater) multi-family units in areas that can suitably accommodate such densities. Multi-family dwellings exist on the adjacent parcel to the northwest and are planned on the adjacent portion of the golf course to the southwest.

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

The applicant has indicated that perpetuation of the golf course is not feasible in the future and that elevated residential density is an appropriate reuse of the site, given the location at a major intersection, current market conditions and proximity to nearby services.

**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.**

Alta Drive, designated as a Major Collector (80 feet) by the Master Plan of Streets and Highways and Rampart Boulevard, designated as a Primary Arterial (100 feet) are adequate in size to address the requirements of the proposed R-4 zoning district.

**FINDINGS (SDR-62393)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

**1. The proposed development is compatible with adjacent development and development in the area;**

The proposed multi-family development, if approved, would be located next to an established multi-family condominium development with comparable density. This project is designed to provide increased density while minimizing impacts to neighboring properties. Although the buildings are planned to be four stories in height, they would be lower in grade than the adjacent multi-family condominium development.

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- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

With approval of the companion applications for General Plan Amendment, Rezoning and Major Modification of the 1990 Peccole Ranch Master Plan, the proposed 720-unit multi-family residential development will be consistent with the General Plan and the Peccole Ranch Master Plan. The proposal substantially conforms to Title 19 requirements; no waivers or exceptions are required.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Primary access to and from the site would be from Rampart Boulevard. This project will add approximately 4,788 trips per day on Alta Drive and Rampart Boulevard. Alta Drive is currently at about 39 percent of capacity and Rampart Boulevard is at about 88 percent of capacity. After this project, Alta Drive is expected to be at about 53 percent of capacity and Rampart Boulevard to be at about 97 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about 15 every two minutes. Further analysis is needed pending the results of the required traffic impact analysis to determine what additional traffic controls, if any, need to be implemented.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building materials are similar to those used for nearby existing multi-family residential and commercial developments and are appropriate for this area. Landscape materials meet drought-resistant criteria and provide adequate screening from adjacent uses.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations are compatible with the Parisian architectural style employed on the One Queensridge Place buildings to the west of this site. The buildings will be situated at a lower grade than the surrounding area, thereby preserving the existing views from the adjacent residential areas.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Development of the site as proposed will require permit review and inspections to ensure the health, safety and general welfare of the public.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
04/15/81	The Board of City Commissioners approved a General Plan Amendment to expand the Suburban Residential Land Use category and add the Rural Density Residential category generally located north of Sahara Avenue, west of Durango Drive.
	The Board of City Commissioners approved a Generalized Land Use Plan for residential, commercial and public facility uses on the Peccole property and the south portion of Angel Park lying within city limits. The maximum density of this plan was 24 dwelling units per acre.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval.
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]

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<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to encumber 1,716.30 acres. Phase I of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase II of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88). [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map (FM-0190-96) for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 49 of Parcel Maps].

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The Planning Commission voted [6-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the March 8, 2016 Planning Commission meeting at the request of the applicant.
03/08/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the April 12, 2016 Planning Commission meeting at the request of the applicant.
04/12/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
05/10/16	The Planning Commission voted [4-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 18, 2016 Planning Commission meeting at the request of City staff.
07/12/16	The Planning Commission voted [5-2] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting.
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting. Action was then taken to reschedule the hearing of these items at a special Planning Commission meeting on 10/18/16.
10/18/16	The Planning Commission (5-2 vote /cc, vq) to recommend APPROVAL of the following requests: <ul style="list-style-type: none"> <li>• General Plan Amendment (GPA-62387) FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL)</li> <li>• Rezoning (ZON-62392) FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH DENSITY RESIDENTIAL)</li> <li>• Site Development Plan Review (SDR-62393) FOR A PROPOSED 720-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)], Ward 2 (Beers) [PRJ-62226].</li> </ul>
11/16/16	The City Council voted to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the January 18, 2017 City Council meeting in an effort to provide the applicant with an opportunity to work with neighbors.
01/18/17	The City Council voted to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the February 15, 2017 City Council meeting.

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<b><i>Most Recent Change of Ownership</i></b>	
11/16/15	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>
There are no building permits or business licenses relevant to these requests.

<b><i>Pre-Application Meeting</i></b>
Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.

<b><i>Neighborhood Meeting</i></b>	
12/14/15	<p>A neighborhood meeting was held at the Badlands Club House, 9119 Alta Drive, Las Vegas at 6:00 p.m. There were approximately 170 members of the public, six members of the development team, one Department of Planning staff member and one City Councilperson in attendance.</p> <p>A set of display boards were set up for area neighbors to learn about the project. The boards contained the current views of the neighborhood and the proposed plans for redevelopment of the golf course. The developer gave a brief introduction and described the project, inviting neighbors to visit each display station. Members of the development team stood next to the displays to answer any questions.</p> <p>Questions and concerns from the neighbors and answers by the Development Team included the following:</p> <ul style="list-style-type: none"> <li>• Will rezoning this parcel cause the other golf course parcels to also be rezoned? No, this is just for the 17 acres.</li> <li>• Will these be apartments or condominiums? These would be mapped condominiums that will be rented out for at least six years.</li> <li>• Much higher density than the surrounding area</li> <li>• Traffic on already congested perimeter streets</li> <li>• Devaluing neighboring property</li> <li>• Taking property out of master plan and rezoning for higher density is not legal</li> <li>• Possibility of developer not being able to finance the project and then selling to another developer, who could develop to an even higher density</li> <li>• Master plan designates this property as R-PD7. How could it now be rezoned for unlimited density?</li> </ul> <p>An informal vote to gauge support was taken by one neighbor. Nearly all in attendance were opposed to the proposal.</p>

<i>Neighborhood Meeting</i>	
10/06/16	<p>A voluntary neighborhood meeting was held at Council Chambers, City Hall, 495 South Main Street in Las Vegas. The meeting was moderated by a member of the City of Las Vegas administrative staff. Attendance included staff from the Department of Planning, Department of Public Works, and Las Vegas Fire and Rescue, the City of Las Vegas City Attorney, City Council Ward 2 staff, eight members of the development team and at least 17 members of the public.</p> <p>The applicant delivered a half-hour slide presentation describing the project, noting the major changes from the original submittal and covering the most frequently voiced issues and concerns. The floor was then opened up to the attendees for a question and answer session that covered the remainder of the meeting time.</p> <p>Attendee concerns included the following:</p> <ul style="list-style-type: none"> <li>• Possible traffic congestion at Tudor Park where residents would enter the site</li> <li>• Why no traffic signal at the Phase 1 entrance for 720 units?</li> <li>• Traffic from this project going northbound on Rampart would have to make U-turns south of the site</li> <li>• Why the increase from 60 to 75 lots?</li> <li>• How will the landscape be maintained and where will the water come from?</li> <li>• Asked about the timing of improvements in the Preserve. Sections A and D will take longer because drainage improvements must be made in those areas.</li> <li>• Asked about maintenance of remaining portions of golf course during construction. Per the Development Agreement, the green areas could be grubbed and cleared, rough mowed, while the desert areas would be left alone.</li> <li>• There have been a number of fatal crashes at Alta Drive and Hualapai Way. What will be done to address this?</li> <li>• How will developments in the Preserve affect my views?</li> </ul> <p>Height of buildings near homeowners' houses</p>



<i>Neighborhood Meeting</i>	
10/07/16	<p>A voluntary neighborhood meeting was held at Grand Ballroom B, Suncoast Hotel and Casino, 9090 Alta Drive in Las Vegas. The meeting was moderated by a member of the City of Las Vegas administrative staff. Attendance included staff from the Department of Planning, Department of Public Works, and Las Vegas Fire and Rescue, the City of Las Vegas City Attorney, City Council Ward 2 staff, nine members of the development team, including the project traffic engineer, and at least 51 members of the public.</p> <p>The applicant delivered a half-hour slide presentation describing the project, noting the major changes from the original submittal and covering the most frequently voiced issues and concerns. The applicant emphasized that if the plan as currently proposed were dropped, it would still be entitled from the current zoning to build up to 7.49 units per acre on the golf course, which is much denser than the current proposal. The floor was then opened up to the attendees for a question and answer session that covered the remainder of the meeting time. The attendees were then invited to remain for informal one-on-one conversation with the developer and City staff for an additional hour.</p> <p>Attendee concerns included the following:</p> <ul style="list-style-type: none"> <li>• Developer stated that traffic study found that an additional 13 vehicle trips would be added at peak hour as a result of the project. Neighbors were concerned about the congestion this would cause.</li> <li>• There have been a number of break-ins and robberies in the Queensridge area in recent months. How would the area be secured any more than it is now?</li> <li>• Neighbor frustrated about lack of transparency in the process. Not sure what the final plans and documents are because they have changed so many times.</li> <li>• Concern over possible flooding due to change of the landscape</li> </ul> <p>This project would significantly change the unbuilt environment and wildlife habitat of this area. Why was no environmental impact study completed?</p>

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<b>Field Check</b>	
12/03/15	The site contains an existing golf course in operating condition. The land slopes downward from Rampart Boulevard and Alta Drive and has ample landscaping around the perimeter.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	17.49

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

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<b><i>Master Plan Areas</i></b>	<b><i>Compliance</i></b>
Peccole Ranch	N
<b><i>Special Purpose and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Purpose or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails (Rampart Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	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 and the proposed Two-Fifty Development Agreement, the following standards apply:*

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	7,000 SF	761,864 SF	Y
Min. Lot Width	N/A	405 Feet	N/A
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side (north)	5 Feet	53 Feet	Y
• Side (south)	5 Feet	25 Feet	Y
• Corner	5 Feet	10 Feet	Y
• Rear	10 Feet	27 Feet	Y
Min. Distance Between Buildings	N/A	44 Feet	N/A
Max. Building Height	4 Stories/55 Feet	4 stories/48 Feet	Y
Max. Density	Limited by height	41.2 du/ac	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

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<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD7 (Residential Planned Development – 7 Units per Acre)	7.49 du/ac	131
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-4 (High Density Residential)	Unlimited, except by height	Unlimited

<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PR-OS (Park/Recreation/Open Space)	N/A	N/A
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	Unlimited	Unlimited

*Pursuant to Title 19.06 and 19.08, the following standards apply:  
 (NOTE: NORTH refers to the buffer abutting Alta Drive; EAST refers to the buffer abutting Rampart Drive)*

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	19 Trees	Y
• South	1 Tree / 20 Linear Feet	29 Trees	26 Trees	N
• East	1 Tree / 20 Linear Feet	65 Trees	71 Trees	Y
• West	1 Tree / 20 Linear Feet	61 Trees	76 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>171 Trees</b>	<b>192 Trees</b>	<b>Y</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	41 Trees	Y
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North (front)	10 Feet		15 Feet	Y
• South (side)	6 Feet		6 Feet	Y
• Southeast	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing wall along west PL	Y

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

<b>Parking Requirement</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio/1 BR)	447	1.25 spaces per unit	559				
Multi-Family Residential (2 BR)	241	1.75 spaces per unit	422				
Multi-Family Residential (3BR)	32	2 spaces per unit	64				
Guest Spaces	720	1 space per 6 units	120				
<b>TOTAL SPACES REQUIRED</b>			1165		1406		Y
<b>Regular and Handicap Spaces Required</b>			1141	24	1378	28	Y