



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 16, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MOD-63600	Staff recommends APPROVAL.	
GPA-63599	Staff recommends APPROVAL.	MOD-63600
ZON-63601	Staff recommends APPROVAL.	MOD-63600 GPA-63599

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 44

NOTICES MAILED 6966 - MOD-63600 and DIR-63602 (By City Clerk)
6966 - GPA-63599 and ZON-63601 (By City Clerk)

APPROVALS 60 - MOD-63600 and DIR-63602
314 - GPA-63599 and ZON-63601

PROTESTS 412 - MOD-63600 and DIR-63602
48 - GPA-63599 and ZON-63601

CONCERNS 7 - MOD-63600 and DIR-63602
6 - GPA-63599 and ZON-63601

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to redevelop the 250.92 acres (referred to in the applicant's documents as "the Property") that make up the Badlands Golf Course at the southwest corner of Alta Drive and Rampart Boulevard. This area is subject to the Peccole Ranch Master Plan (hereafter, "the Plan"), which was adopted under this name in 1989 and amended in 1990. Since that time, numerous developmental changes have occurred in the Plan area without a corresponding update to the Plan. With an aim to add residential units to the Property, the applicant is requesting a Major Modification to the Peccole Ranch Master Plan. If approved, the Modification would change the land use designation in the Plan of the 251 acres from Golf Course/Drainage to Single-Family Residential and Multi-Family Residential.

The number of allowable residential units is proposed to increase by up to 844 units. An associated development agreement proposes standards for development of the golf course property in two categories: R-E (Residence Estates) for single-family residential uses and R-4 (High Density Residential) for multi-family uses. The Major Modification, if approved, would provide for additional drainage infrastructure that would remove some existing properties from federal flood plain designation. The applicant has submitted traffic and drainage studies to support the proposed changes. With the exception of ancillary commercial uses in Development Areas 2 and 3, no new commercial is proposed in the Plan area.

ISSUES

- A Major Modification of the 1990 Peccole Ranch Master Plan is requested. It affects only the acreage that includes the Badlands Golf Course.
- The Badlands Golf Course was enlarged from the 1990 Peccole Ranch Master Plan and built in a different location than was shown on the 1990 plan.
- A General Plan Amendment (GPA-63599) is requested to change the General Plan land use designation of the Property from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the east 67.22 acres of the Property and to DR (Desert Rural Density Residential) on the remaining 183.70 acres of the Property.
- A Rezoning (ZON-63601) is requested to change the zoning designation of the Property from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the east 67.22 acres of the Property and to R-E (Residence Estates) on the remaining 183.70 acres of the Property.

Staff Report Page Two

November 16, 2016 – City Council Meeting

- If the Major Modification and this General Plan Amendment (GPA-63599) and Rezoning (ZON-63601) are approved, the concurrent General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) requests would be stricken, as they would no longer be necessary.
- A related Development Agreement is to contain a unique set of development standards for the development of property in the proposed R-4 and R-E zoning districts. The analysis and report for the Development Agreement are under a separate Director's Business item (DIR-63602).
- The proposed amendment would allow for up to 2,400 multi-family residential units and 200 assisted living apartments to be built on the eastern 67.22 acres of the Property.
- The proposed amendment would allow for up to 75 single family residential estates (minimum 0.5 acre) to be constructed on the western 183.70 acres of the Property.
- No new commercial is proposed, except for ancillary uses associated with the multi-family residential complex proposed in Development Areas 2 and 3 (as shown in Exhibit J-2).
- No new schools are proposed within the Plan area.

ANALYSIS

The applicant has determined that the best use of the Property is not as a golf course, for various reasons that are explained in the modification narrative. In order to redevelop the Property as anything other than a golf course or open space, the applicant has proposed a Major Modification of the 1990 Peccole Ranch Master Plan. Since the original approval of the reclassification of property (Z-0017-90) that created Phase Two of the Peccole Ranch Master Plan, numerous land use entitlements have been processed within the overall Master Plan area. 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 by which previous developers have been able to propose development with or without an associated modification of the Peccole Ranch Master Plan.

Since adoption of the 1990 Peccole Ranch Master Plan, the property has been developed with deference to the Plan. As the original Plan was intended to be implemented over a long time horizon, it was purposely conceptually conceived to allow specific planning at the time of development. There has been much discussion regarding the conceptual plan and its role in guiding development. In order to address all previous entitlements on this property, to clarify intended future development relative to existing development, and because of the acreage proposed for development, staff has required a modification to the conceptual plan adopted in 1989 and revised in 1990.

What the Proposed Major Modification Does

As proposed by the applicant, approval of the Major Modification to the 1990 Peccole Ranch Master Plan would accomplish the following:

- Amend the land use designation of the 250.92 acres that make up the current boundary of the Badlands Golf Course from Golf Course/Drainage to Multi-Family Residential on the eastern 67.22 acres and from Golf Course/Drainage to Single-Family Residential on the western 183.71 acres.
- Allow for the City of Las Vegas General Plan land use designation of parcels that make up the Property to be changed through an associated General Plan Amendment (GPA-63599) action.
- Allow for the zoning of parcels that make up the Property to be changed through an associated Rezoning (ZON-63601) action.
- Allow for redevelopment of the Property for multi-family and single-family residential development. The Modification provides a general framework for a Master Development Plan in conjunction with a Development Agreement between the Property's owners and the City of Las Vegas.
- Allow for installation of drainage infrastructure that will remove the FEMA floodplain designation from some of the existing adjacent properties outside of the Property.

The proposed Major Modification does not dictate the redevelopment and maintenance of the Property or provide standards and review criteria for new development; those functions are under the auspices of a related Development Agreement (DIR-63602). The merits of the Major Modification proposal are therefore tied to its appropriateness relative to the existing land uses. The 1990 Plan did not state its own goals and objectives to be implemented; rather, the authors of that plan sought to conform to a number of City of Las Vegas General Plan goals through the orderly placement of various uses, provision of a diverse open space system, comprehensive planning of large parcels and expansion of the level of services through provision of various activity centers throughout the Plan area. The proposed 2016 Peccole Ranch Master Plan builds on these goals in a number of ways:

- The proposed Multi-Family designated area will largely be located in lower elevations of the Property, where single-family dwellings are less desirable and where existing viewsheds can be retained. This area provides density near a Major Arterial (Rampart Boulevard), which provides access to nearby retail services and office space. Open space and recreational amenities will be provided for this segment of the development, which are established through the related Development Agreement.
- The proposed Single-Family Residential area, which is entirely located adjacent to existing low and medium density single-family residential dwellings, would cover approximately 73 percent of the Property. The proposed DR (Desert Rural Density Residential) General Plan designation and R-E (Residence Estates) zoning designation

Staff Report Page Four

November 16, 2016 – City Council Meeting

would severely limit the number of new units that could be constructed in this area, allowing for large areas of open space and reduced impact to existing developed lots outside of the Property.

- Traffic, sewer and drainage studies were completed prior to the requested entitlements to determine the impact of proposed redevelopment of the golf course on the existing property and on adjacent properties. The studies determine the locations where infrastructure improvements would be necessary and appropriate.
- Development standards established through the related Development Agreement will ensure that single and multi-family development does not exceed maximum densities determined to be compatible with the existing adjacent development. Densities decrease as the multi-family development approaches existing and proposed single-family development.

FINDINGS (MOD-63600)

The proposed Modification is sensitive to existing single-family and multi-family development on adjacent parcels. By itself, a change in designation from Golf Course/Drainage to Multi-Family Residential does not provide adequate buffering from the existing uses. However, the associated Development Agreement provides standards for development that ensure protection of existing single-family and multi-family development on the adjacent lots outside of the Property. Approximately 20 percent of Development Areas 1, 2 and 3 and 60 percent of Development Area 4 will consist of open space, providing amenities for future residents while preserving a key characteristic of the existing land use. Staff therefore recommends approval of the proposed Major Modification.

FINDINGS (GPA-63599)

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,**

The Peccole Ranch Master Plan must be modified to change the land use designation from Golf Course/Drainage to Multi-Family Residential and Single-Family Residential prior to approval of the proposed General Plan Amendment to H (High Density Residential) and DR (Desert Rural Density Residential). If approved, the associated densities would be in conformance with the Peccole Ranch Master Plan as amended. The proposed H (High Density Residential) portion is located adjacent to a General Tourist Commercial classification, which also allows densities greater than 25.5 dwelling units per acre. The existing ML (Medium Low Density Residential) designation on the existing lots outside the Property allows up to 8.49 dwelling units per acre; this area would be buffered from

intense development by no-build and transition zones as proposed through the associated Development Agreement. The existing lots are smaller in size and of comparable intensity than those proposed in the DR portion of the Property.

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

The proposed General Plan Amendment to DR (Desert Rural Density Residential) and H (High Density Residential) would allow for R-E (Residence Estates) and R-4 (High Density Residential) zoning districts, which will be compatible with the existing R-PD7 and R-PD10 zoning districts given the restrictions established by the associated Development Agreement.

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. A traffic study has been submitted indicating that Alta Drive, Rampart Boulevard, Charleston Boulevard and Hualapai Way will have sufficient capacity to meet the needs of potential uses in the DR and H designations, provided the requirements of the studies are implemented.

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-63601)

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.

With approval of the companion General Plan Amendment to H (High Density Residential), the proposed reclassification of property to an R-4 (High Density Residential)

zoning district would conform to the General Plan. Likewise, with approval of a General Plan Amendment to DR (Desert Rural Density Residential), the proposed Rezoning to R-E (Residence Estates) 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 proposed R-E zoning district would allow for low-density single-family dwellings and related uses; however, the applicant proposes even lower densities than Title 19 through the associated Development Agreement to maintain compatibility with the adjacent single-family uses. The proposed R-4 zoning district would allow for a range of multi-family dwelling units with potentially unlimited density; through the associated Development Agreement, the applicant will limit densities to be compatible with the existing multi-family development to the north. In addition, the Development Agreement provides for additional commercial uses in the R-4 zoning district that are not normally permitted by Title 19 except through a Special Use Permit. Alcohol-related uses will require a Special Use Permit. These uses would be ancillary to the proposed residential development and would not be a primary use of property.

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

The current R-PD7 (Residential Planned Development – 7 Units per Acre) zoning does not allow for high density multi-family residential development. Rezoning to an R-PD district of any density is no longer available under the Unified Development Code. Higher residential densities are appropriately located adjacent to Major Arterial roadways and commercial activities. The proposed R-E (Residence Estates) zoning district would ensure that any development adjacent to existing single-family uses would have a minimal impact to residents.

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 and Rampart Boulevard, Charleston Boulevard and Hualapai Way, designated as a Primary Arterials by the Master Plan of Streets and Highways, are adequate in size to address the requirements of the proposed R-E and R-4 zoning districts.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&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 (Agenda Item IX.B) 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 (Agenda Item IX.C) 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]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	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) from N-U (Non-Urban) under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7 (Residential Planned Development – 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). [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&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.
01/12/06	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.
08/06/14	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.
08/06/14	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 Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The Planning Commission voted [6-0] to hold General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development 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.
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].
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.
	The Planning Commission voted [7-0] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
05/10/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the July 12, 2016 Planning Commission meeting at the request of City staff.
	The Planning Commission voted [7-0] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the July 12, 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.
	The Planning Commission voted [5-2] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 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.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 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.

<i>Most Recent Change of Ownership</i>	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
11/16/15	A deed was recorded for a change in ownership on APN 138-31-702-002; 138-31-801-002 and 003; 138-32-301-005 and 007.

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

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

<i>Neighborhood Meeting</i>	
3/28/16	<p>A neighborhood meeting was held at the Suncoast Hotel and Casino, 9090 Alta Drive, Las Vegas. There were 11 members of the development team, 183 members of the public, one Department of Planning staff member and one City Councilperson in attendance.</p> <p>After attendees signed in, they were offered a welcome letter and a hard copy of the video presentation. The developer’s representative prefaced the presentation of the development proposal by explaining that the golf course will eventually be removed due to high maintenance costs and that changing the zoning is a way to preserve the low density of the neighborhood but also to increase demand for housing and commercial services in the area. The representative answered residents’ questions for 40 minutes, and then invited those in attendance to visit any of four stations where large informational boards were set up and additional questions could be asked of the development team. Comment cards addressed to the Department of Planning were placed on tables for attendees to pick up.</p>

Staff Report Page Twelve
 November 16, 2016 – City Council Meeting

<i>Neighborhood Meeting</i>	
03/28/16	<p>Concerns included the following:</p> <ul style="list-style-type: none"> • Residents purchased homes with the understanding that the golf course would remain. • Excavation: Grading cuts and fills would use existing earthwork material, and therefore there would not be trucks moving dirt in and out of the development. • The development agreement calls for 24-hour construction, which raised concerns over noise. A provision would be added that no noise would be generated during regular nighttime hours. • Adding over 3,000 units would strain water resources and raise fire and flood insurance premiums. <p>Those in attendance were overwhelmingly opposed to the project, including amending the city’s General Plan and rezoning of the golf course.</p>
04/04/16	<p>A second neighborhood meeting was held with nearby residents at the Badlands Golf Club House, 9119 Alta Drive, Las Vegas.</p>
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"> • Possible traffic congestion at Tudor Park where residents would enter the site • Why no traffic signal at the Phase 1 entrance for 720 units? • Traffic from this project going northbound on Rampart would have to make U-turns south of the site • Why the increase from 60 to 75 lots? • How will the landscape be maintained and where will the water come from? • 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.

Staff Report Page Thirteen
 November 16, 2016 – City Council Meeting

<i>Neighborhood Meeting</i>	
10/06/16	<ul style="list-style-type: none"> • 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. • There have been a number of fatal crashes at Alta Drive and Hualapai Way. What will be done to address this? • How will developments in the Preserve affect my views? • Height of buildings near homeowners' houses
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"> • 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. • 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? • 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. • Concern over possible flooding due to change of the landscape • This project would significantly change the unbuilt environment and wildlife habitat of this area. Why was no environmental impact study completed?

Staff Report Page Fourteen
November 16, 2016 – City Council Meeting

Field Check	
03/03/16	The overall site includes a mix of various uses, including single family residential of varying density, multi-family residential, schools, parks and other civic uses, neighborhood commercial and a 27-hole public golf course. A majority of the single family residential areas situated around the golf course are gated.

Details of Application Request	
Site Area	
Net Acres (MOD)	250.92
Net Acres (GPA/ZON/DIR)	250.92

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
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)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)

Staff Report Page Fifteen
November 16, 2016 – City Council Meeting

<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	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Office, Other Than Listed		C-1 (Limited Commercial)
	Mixed Use	GC (General Commercial)	C-2 (General Commercial)
	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
West	Single Family, Detached	SF2 (Single Family Detached – 6 Units per Acre)	P-C (Planned Community)
	Golf Course	P (Parks/Open Space)	
	Multi-Family Residential	MF2 (Medium Density Multi-family – 21 Units per Acre)	

<i>Master Plan Areas</i>	<i>Compliance</i>
Peccole Ranch	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
R-PD (Residential Planned Development) District	Y
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Pedestrian Path – Rampart)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

<i>Residential Units under 1990 Peccole Ranch Master Plan</i>				
<i>Phase</i>	<i>Allowable Units</i>	<i>Existing SF Units</i>	<i>Existing MF Units</i>	<i>Remaining Allowable Units</i>
1	3544	1898	1646	0
2	4247	1825	591	1831

Staff Report Page Sixteen
November 16, 2016 – City Council Meeting

<i>Proposed Development Areas*</i>						
<i>Development Area</i>	<i>Area (acres)</i>	<i>Proposed Land Use**</i>	<i>Proposed General Plan†</i>	<i>Proposed Zoning ††</i>	<i>Max. Dwelling Units</i>	<i>Max. Density (du/ac)</i>
1	17.49	Multi-Family Residential	H	R-4	720	41.2
2	20.69	Multi-Family Residential	H	R-4	1880	37.8
3	29.03	Multi-Family Residential	H	R-4		
4	183.71	Single-Family Residential	DR	R-E	75	0.41
TOTAL	250.92				2675	10.7

*Established through the associated Development Agreement (DIR-63602) and provided here by reference.

**Proposed through a Major Modification of the Peccole Ranch Master Plan (MOD-63600)

†Proposed through the associated General Plan Amendment (GPA-63599)

††Proposed through the associated Rezoning (ZON-63601)

DEVELOPMENT STANDARDS

Pursuant to the related Development Agreement (DIR-63602) for redevelopment of the 250.92-acre golf course (“the Property”), the following standards would apply if approved:

Proposed R-4 lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
Min. Lot Size	7,000 SF	7,000 SF
Min. Lot Width	N/A	N/A
Dwelling Units per Acre	Limited only by height and underlying General Plan designation	41.2 du/ac (Development Area 1) 37.8 du/ac (Development Areas 2 & 3)
Min. Setbacks: <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	10 Feet 5 Feet 5 Feet 20 Feet	10 Feet 5 Feet 5 Feet 10 Feet
Adjacency Setbacks (from PL shared with existing development outside of the Property):	For buildings over 15 feet in height, setback under 3:1 slope from protected PL	<ul style="list-style-type: none"> • 60 feet from the PL of any existing single-family dwelling (7.49 du/ac or less) • 50 feet from the PL of any existing residential dwelling (greater than 7.49 du/ac) • 10 feet from the PL of any commercial use • In all cases, Title 19.06.040 Residential Adjacency Standards shall be met

Staff Report Page Seventeen
November 16, 2016 – City Council Meeting

Proposed R-4 lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
No Building Structure Zone (Development Area 3 only)	N/A	75 feet from the PL of any existing single family lot located outside the Property; no buildings permitted in this area
Min. Distance Between Buildings	Unlimited	N/A
Max. Lot Coverage	N/A	N/A
Max. Building Height— <ul style="list-style-type: none"> • Up to 4 stories • 5-6 stories • Towers (7+ stories) 	55 Feet	55 Feet 75 Feet 150 Feet
Transition Zone – Building Height (Development Area 3 only)	N/A	Buildings within the area 75 feet inward from the No Building Structure Zone shall not exceed the height of the tallest existing adjacent residence located outside the Property
Max. Accessory Structure Height	2 Stories/55 Feet or the height of the principal dwelling unit, whichever is less	Height of the principal dwelling unit
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened
Min. Lot Size (Lots < 1 acre in size)	20,000 SF	20,000 SF (no lot is to be smaller than any existing lot outside of the Property)
Min. Lot Width	100 Feet	100 Feet
Max. Dwelling Units per Acre	2.18 du/ac	0.41 du/ac
Dwelling Units per Lot	1	1
Max Buildable Area (Lots ≥ 1 acre in size)	N/A	50% - 1 acre lot
		33% - 3 acre lot
		25% - 5 acre lot
		25% - >5 acre lot
		Proportional – other lot sizes
Min. Setbacks: <ul style="list-style-type: none"> • Front (public) • Front (private/easement) • Side • Corner • Rear 	50 Feet 30 Feet 10 Feet 15 Feet 35 Feet	50 Feet 30 Feet 10 Feet 15 Feet 35 Feet
Min. Setbacks (Lots ≥ 1 acre in size)	Same as above	Must meet buildable area restrictions

Staff Report Page Eighteen
November 16, 2016 – City Council Meeting

Proposed R-E lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
Adjacency Setbacks (from PL shared with existing development outside of the Property):	N/A	<ul style="list-style-type: none"> • 60 feet from the PL of any existing single-family dwelling (7.49 du/ac or less) • 50 feet from the PL of any existing residential dwelling (greater than 7.49 du/ac) • 10 feet from the PL of any commercial use
Accessory Structure Setbacks: <ul style="list-style-type: none"> • Corner Side • Side • Rear 	15 Feet 10 Feet 10 Feet	None, with no structure separation requirements
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories/35 Feet	3 Stories over Basement/50 Feet
Max. Accessory Structure Height	2 Stories/35 Feet, whichever is less	Lesser of 3 Stories/50 Feet
Patio Covers	15-foot setback to side, rear and corner side PL from posts	None

<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	1,879
<i>Proposed Zoning</i>	<i>Permitted Density (proposed)</i>	<i>Units Allowed</i>
R-4 (High Density Residential)*	Unlimited, except by height	Limited by height
R-E (Residence Estates)*	0.41 du/ac	75
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PR-OS (Parks/Recreation/Open Space)	N/A	None
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	Unlimited	Unlimited
DR (Desert Rural Density Residential)	2.49 du/ac	457

*The R-4 and R-E Districts are as proposed by the Major Modification.

Staff Report Page Nineteen
 November 16, 2016 – City Council Meeting

<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
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	130	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	98	N