



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 14.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-06-2021 VALLEY VISTA PARCEL 1.1 UNIT (Public Hearing).
Applicant: DR Horton, Inc. Request: A property reclassification from MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac). Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (A portion of APN 124-18-110-001).

The applicant is requesting consideration to reclassify (rezone) the subject site from an MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac). The site is a 16.5 acre portion of an approximately 21.33 acre parcel located at the Southeast corner of Decatur Boulevard and Grand Teton Drive. The Comprehensive Plan Land Use designation for the subject site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
At the January 16, 2008 City Council meeting an amendment to the Comprehensive Master Plan (AMP-18-07) to MPC Master Planned Community was approved.
At the January 17, 2007 City Council meeting a property reclassification ZN-58-06 (Ordinance #2336) to reclassify from MPC (Master Planned Community Overlay District) to MPC C-1 (Master Planned Community Neighborhood Commercial Zone) was approved.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-06-2021	To allow a 246-unit multi-family development

DA-02-2021	Agreement to add an approximately 21.3 acre parcel (Parcel 1.1) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial
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GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	MPC C-1, Master Planned Community Neighborhood Commercial Zone	Undeveloped
North	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
South	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Undeveloped
East	Master Planned Community	MPC RZ10, Master Planned Community Residential up to 10 du/ac District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) the subject site from an MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ 25 (Master Planned Community Residential Zone up to 25 du/ac). The site is a 16.5 acre portion of an approximately 21.33 acre parcel located at the Southeast corner of

Decatur Boulevard and Grand Teton Drive. The Comprehensive Plan Land Use designation for the subject site is Master Planned Community.

The applicant has also applied for a major modification to the Development Agreement for the Valley Vista Master Planned Community (DA-02-2021). The modification would place all of Parcel 1.1 within the master planned community. It would also give a land use designation to the 16.5 acre parcel of HDR, High Density Residential (up to 25 dwellings per acre). The proposed rezoning request for MPC RZ 25, is the correct zoning for the HDR land use designation.

The proposed property reclassification is part of the existing overall master planned community for Valley Vista. The site is surrounded by a developed single-family homes in Las Vegas and developing single-family and multi-family residential within the master planned community. The proposed use will be similar in density to the residential to the south and the City does not anticipate any adverse impacts on facilities or land uses adjacent to the subject site.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Valley Vista Land Use Plan

Clark County Assessor's Map

Location and Zoning Map