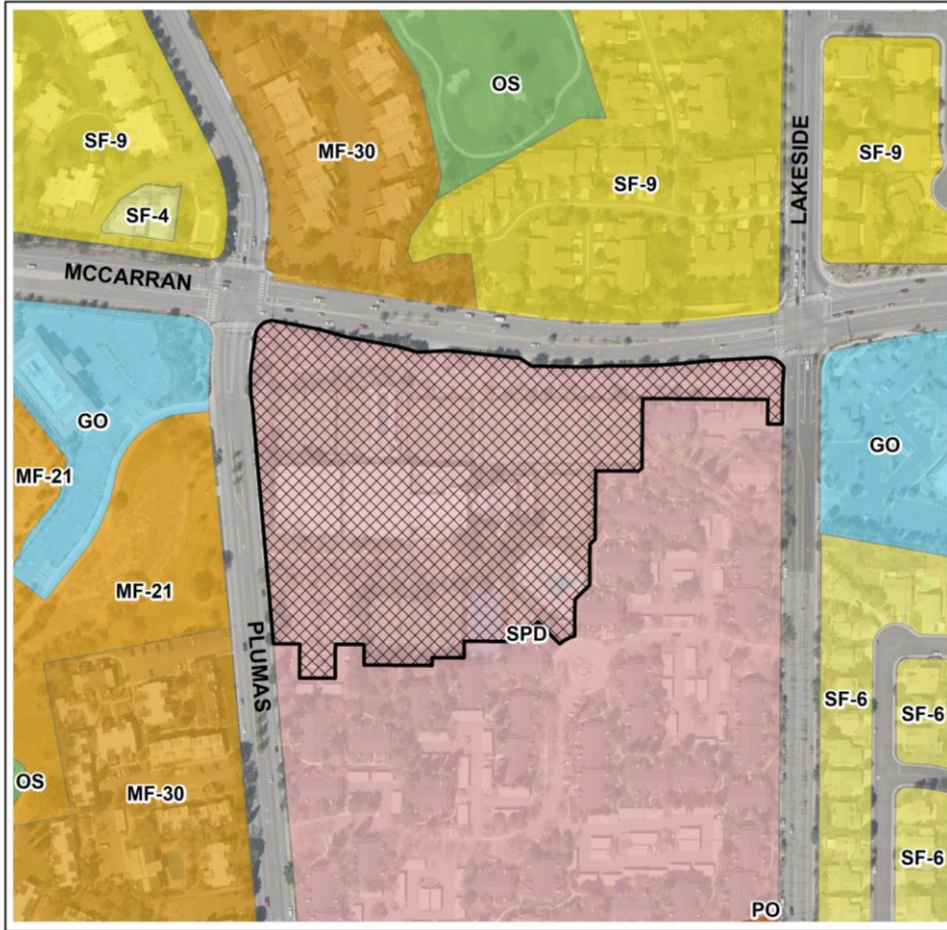


LDC19-00074

(LAKERIDGE TENNIS CLUB ZONE CHANGE)

Community Development Department
Planning Commission August 21, 2019

LDC19-00074 | Zoning Map Amendment



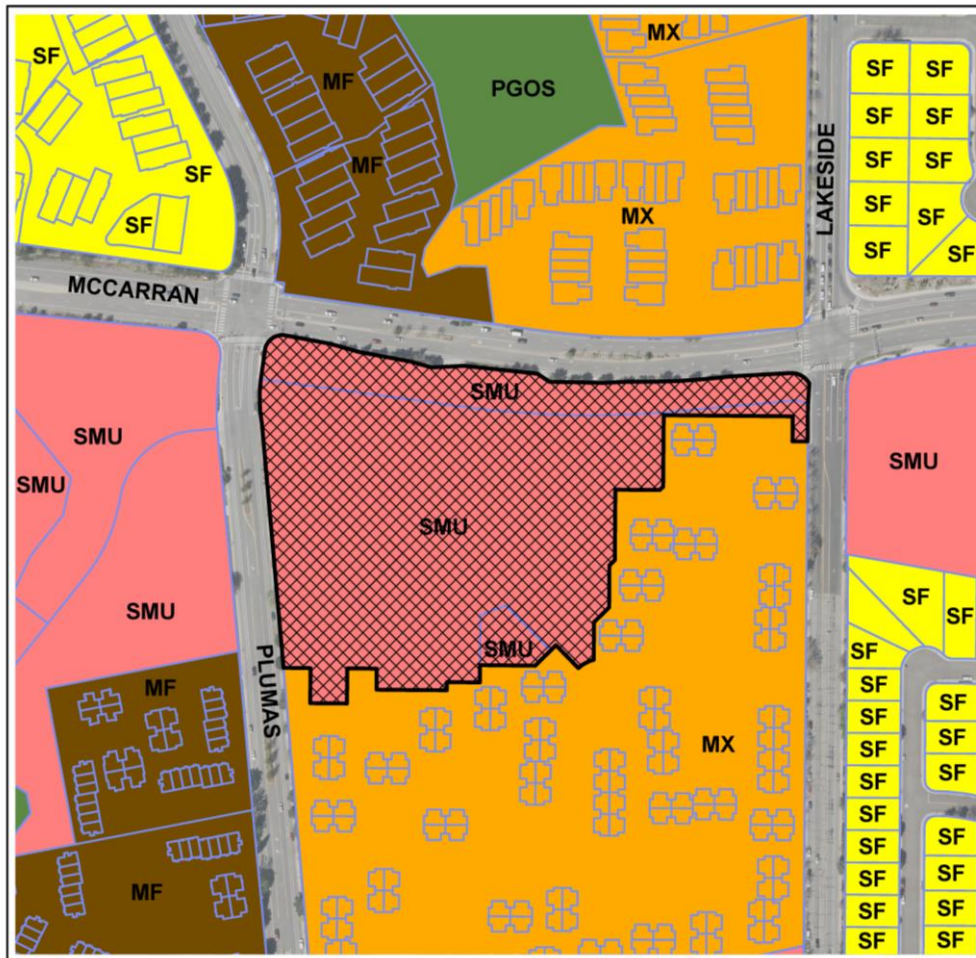
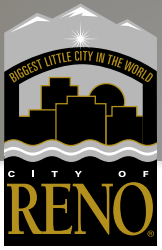
LDC19-00074 (Lakeridge Tennis Club Zone Change)

| Zoning | |
|--------|------|
| GO | SF-4 |
| MF-21 | SF-6 |
| MF-30 | SF-9 |
| SPD | OS |

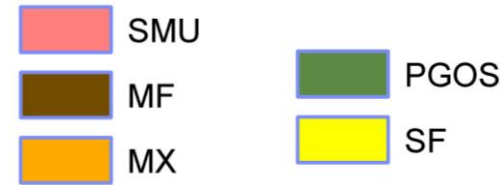
Subject Area
 City Limits

- 1) a zoning map amendment from ± 9.48 acres of Club Lakeridge Specific Plan District (SPD) to ± 9.48 acres of Community Commercial (CC); and
- 2) an amendment to the standards of the Club Lakeridge SPD to remove the ± 9.48 acres containing the existing Lakeridge Tennis Club from the SPD.

LDC19-00074 | Master Plan Consistency



Master Plan



► Site is Located along Lakeside Neighborhood Corridor

► Most Neighborhood Corridors are predominantly residential in character, but higher density or mixed uses encouraged where appropriate

→ Supports more varied housing options

→ Transition in building height/density to south remains



Discussion at the NAB meeting included concerns relating to:

- ▶ the range of uses allowed in the CC zoning district without a specific development request
- ▶ traffic impacts on South McCarran
- ▶ and building height.



Range of Uses in CC without a Specific Development Request:

- Finding statements for zoning map amendments are tailored to the entire range of uses allowed within a requested zoning district, and not on a proposed specific development.



Discretionary Review:

- Multi-family development of more than four dwelling units would require a site plan review.
- Attached single-family, condominium/townhouse development of more than four dwelling units would require a site plan review, and a special use permit for more than 100 dwelling units.
- Any non-residential development on the subject site will require a special use permit due to residential adjacency

LDC19-00074 | Traffic Impacts



- McCarran Boulevard and Plumas Street operate at LOS “C”
- NDOT database shows 24,600 ADT along McCarran Boulevard adjacent to the subject site.
- Staff analyzed potential trips that could be generated under the proposed CC zoning district.
- Assuming a tennis club, office, and multi-family uses on the subject site, a 2,200 average daily trip (ADT) increase in traffic volumes could result.
- Any future development of the site will require a full traffic impact analysis to determine the effects of the proposed development to the area and the adjacent street network.



- CC limits building height to a maximum of 65 ft, which is increased from the maximum height of 55 ft allowed by the SPD.
- Current development meets the height standards of the CC.
- Building height is not anticipated to increase shadowing as the nearest residential units to the north are located across South McCarran Boulevard at least 100 feet away.



Per Nevada Revised Statutes (NRS) 278.250 (2) and with conditions, staff was able to make all zoning map amendment findings (a through o) and finds that the zoning map amendment is in accordance with the Master Plan.

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment and Club Lakeridge Specific Plan District amendment by ordinance.