



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-14378 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-14376) to a PF (Public Facilities) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-14380) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Parcel Map or other Map is necessary to establish future property boundaries as proposed.
5. Dedicate a 20-foot radius on the northeast corner of Sunrise Avenue and 28th Street prior to the issuance of any permits.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
7. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-2 (MediumLow Density Residential) to C-V (Civic) on 8.11 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue.

EXECUTIVE SUMMARY

The Clark County School District has submitted this Rezoning request in order to begin construction of a replacement school for the Roy Martin Middle School. The subject site will be combined with a site to north that contains the existing middle school and is zoned C-V (Civic). Civic zoning on this site will allow for a phased construction; as a new building will be constructed on this site while the existing middle school remains in operation. Once the new school is constructed, the existing school will be demolished and replaced with a playground and ball fields. C-V (Civic) zoning exists to the west, north and east of the subject site. Development of the property for a school is consistent with the surrounding public facility uses in the area.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|--|
| 05/24/94 | The Board of Zoning Appeals approved a Variance (V-0069-94) to allow a commercial business office where commercial uses are not permitted on the subject site. |
| 08/02/00 | The City Council approved a Variance (V-0032-00) to allow a minimum lot size of 2,600 square feet where 6,500 square feet is required for a proposed 75-lot residential subdivision. The Planning Commission and Staff recommended approval. |
| 08/02/00 | The City Council approved a Variance (V-0034-00) to allow a to allow a 15 foot setback in the front yard where 20 feet is the minimum setback required; and to allow a 0 foot sideyard setback where 5 feet is the minimum required; and to allow a 10 foot setback in the rear yard where 20 feet is the minimum required in conjunction with a 75-lot residential subdivision. The Planning Commission and Staff recommended approval. |

- 11/06/02 The City Council approved two Extensions of Time [V-0032-00(1) and V-0034-00(1)] on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval.
- 11/05/03 The City Council approved two Extensions (EOT-2894 and EOT-2895) of on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval.
- 10/06/04 The City Council approved two Extensions of Time (EOT-5040 and EOT-5041) on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks.
- 08/02/06 Two Extensions of Time (EOT-5040 and EOT-5041) for approved Variances (V-0032-00 and V-0034-00) expired on the subject site.
- 07/27/06 The Planning Commission recommended approval of companion items GPA-14376 and SDR-14380 concurrently with this application.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #59/alj).

B) Pre-Application Meeting

- 05/17/06 The applicant attended a pre-application meeting to go over details of the application request. Staff asked for the applicant to submit a phasing plan with the submittal.

C) Neighborhood Meetings

As a requirement of the related General Plan Amendment (GPA-14376), the applicant held a meeting on July 11, 2006. No members of the public attended.

DETAILS OF APPLICATION REQUEST

A) Site Area

Site Area: 8.11 Net Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Middle School
South	Apartments
East	Park and Parking Lot
West	Elementary School

PLANNED LAND USE

Subject Property	M (Medium Density Residential) PF (Public Facilities)
North	PF (Public Facilities)
South	M (Medium Density Residential)
East	PF (Public Facilities) LI/R (Light Industrial/Research)
West	PF (Public Facilities)

EXISTING ZONING

Subject Property	R-2 (MediumLow Density Residential) C-V (Civic)
North	C-V (Civic)
South	R-2 (MediumLow Density Residential)
East	C-V (Civic) C-1 (Limited Commercial)
West	C-V (Civic)

E) General Plan Compliance

The M (Medium Density Residential) category of the Southeast General Plan permits a maximum of 25 units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. The applicant has submitted a related General Plan Amendment (GPA-14376) to a PF (Public Facilities) category for consistency with the proposed C-V zoning.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

INTERAGENCY ISSUES

There are no interagency issues with this request.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.18.040 does not require minimum standards when rezoning to C-V (Civic). See the related application, SDR-14380, for compliance with general development standards.

B) General Analysis and Discussion

The Clark County School District is proposing to combine this site with an adjacent school site to the north which currently contains a middle school. A new middle school complex will be constructed on the combined site. The surrounding area includes an elementary school and a city of Las Vegas park. The building will be situated on the southern portion of the site with ball fields and play areas located in the central areas. A parking area and drive aisle off 28th Street and Sunrise Avenue accommodates vehicular traffic.

The development of the property for a school is consistent with the surrounding public facility uses in the area.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed C-V (Civic) zoning district conforms to the related General Plan Amendment to a PF (Public Facilities) land use category.

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 public or quasi-public uses allowed within the C-V (Civic) zone are compatible with surrounding land that is also zoned C-V and with the other public facilities in the area.

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

The proposed school reflects the needs of the residents within the surrounding neighborhood as well as the Clark County School Districts need to upgrade out-dated facilities.

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.

Principal access to the school will be from 28th Street and Sunrise Avenue, which are fully built and have sufficient width (60 feet) to handle the traffic generated by the existing school.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 127 by Planning Department

APPROVALS 0

PROTESTS 0