

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-14417 - APPLICANT: WALKER LANDSCAPE - OWNER:
CARL UNGER, ET AL**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from ML (Medium Low Density Residential) to O (Office) on 5.0 acres at 9040 and 9092 West Cheyenne Avenue.

EXECUTIVE SUMMARY

This application seeks to change the General Plan land use designation of the subject property located at 9040 and 9092 West Cheyenne Avenue from R-PD7 (Residential Planned Development 7 Units Per Acre) to O (Office). A companion Rezoning (ZON-14420), and Site Development Plan Review (SDR-14423) will be heard concurrently.

BACKGROUND DATA:

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| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 units per acre, Medium-Low Density Residential to allow up to 8 units per acre, and Medium Density Residential up to 25 units per acre. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developed Area as described in the Plan. |
| 04/25/02 | The Planning Commission tabled requests to amend a portion of the Centennial Hills Sector Plan (GPA-0008-02) from ML (Medium-Low Density Residential) and O (Office) and to rezone (Z-0022-02) from U (Undeveloped) to O (Office) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 600 feet east of Fort Apache Road. Staff recommended denial of both requests. |

- 08/21/02 The City Council approved a General Plan Amendment (GPA-0011-02) from ML (Medium Low Density Residential) to O (Office) and a Rezoning (Z-0063-02) from U (Undeveloped) to O (Office) on the subject site. The previous actions on the site (GPA-0008-02 and Z-0022-02) were expunged. The Planning Commission and staff recommended approval.
- 05/21/03 The City Council approved a General Plan Amendment (GPA-1016) from O (Office) to SC (Service Commercial) and a Rezoning (ZON-1017) from U (Undeveloped) to C-1 (Limited Commercial) on a portion of the subject site. The City Council amended the Rezoning application (ZON-1017) to N-S (Neighborhood Service.) The Planning Commission recommended approval.
- 11/05/03 The City Council approved a Site Development Plan Review (SDR-2871) for a proposed 77,000 square-foot Mini-Warehouse Facility with Recreational Vehicle and Boat Storage on a portion of the subject site. The Planning Commission and Staff recommended approval on a related parcel directly to the west of the subject site.
- 06/30/04 The Planning and Development Department approved an administrative site plan and elevation drawing for a proposed Wireless Communication, Stealth Design on a related parcel directly to the west of the subject site.
- 07/22/04 The Department of Building and Safety issued a building permit (#713535) for a monopole and antennas at 9176 West Cheyenne Avenue on a related parcel directly to the west of the subject site.
- 08/04/04 The City Council approved an Extension of Time (EOT-4691) on an approved Rezoning (Z-0063-02) from U (Undeveloped) to O (Office) on a portion of the subject site.
- 09/15/04 The City Council approved a Rezoning (ZON-4699) from U (Undeveloped) to O (Office) and a Vacation (VAC-4700) of U.S. Government patent Easements on a portion of the subject site. The Planning Commission and Staff recommended approval.
- 12/02/04 The Planning Commission approved a Tentative Map (TMP-5356) for a one-lot commercial subdivision on a portion of the subject site. Staff recommended approval.
- 03/01/06 The City Council approved a General Plan Amendment (GPA-10763) from SC (Service Commercial) and O (Office) to ML (Medium Low Density Residential), a Rezoning (ZON-10766) from U (Undeveloped) [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone to R-PD7 (Residential Planned Development - 7

Units Per Acre) and a Site Development Plan Review (SDR-10769) for a 56-lot single-family residential development on the subject site and a related parcel directly to the west. The Planning Commission and Staff recommended denial.

- 03/23/06 The City Council approved a Tentative Map (TMP-11664) for a 55-lot single family subdivision on the subject site and an adjacent site directly to the west of the parcel.
- 07/27/06 The Planning Commission recommended approval of companion items ZON-14420 and SDR-14423 concurrently with this application.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #61/rl).

DETAILS OF APPLICATION REQUEST

Site Area: 5.0 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single-Family Dwellings
South	Single-Family Dwellings
East	Commercial Buildings
West	Undeveloped

PLANNED LAND USE

Subject Property	ML (Medium-Low Density Residential)
North	ML (Medium-Low Density Residential)
South	ML (Medium-Low Density Residential)
East	O (Office)
West	ML (Medium-Low Density Residential)

EXISTING ZONING

Subject Property	R-PD7 (Residential Planned Development 7 Units Per Acre)
North	R-CL (Single Family Compact Lot)
South	PC (Planned Community)
East	PR (Professional Office and Parking)
West	R-PD7 (Residential Planned Development 7 Units Per Acre)

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

<i>EXISTING GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>
ML	8.49	O	NA

DEFINITIONS

ML (Medium Low Density Residential) (6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

ANALYSIS

The request is for a General Plan Amendment to O (Office). The subject site is an infill site surrounded by single-family residential and commercial development. The proposed O (Office) land use designation is intended for business, professional, and financial offices as well as for individuals, civic, social, fraternal and other non-profit organizations. This request is accompanied by a Site Development Plan Review for a professional and medical office complex which is consistent with this land use designation, and with the surrounding environs. The site had previously been approved for office uses on 08/21/02 when City Council approved a General Plan Amendment (GPA-0011-02) from ML (Medium-Low Density Residential) to O (Office) and a Rezoning (Z-0063-02) from U (Undeveloped) to O (Office) on the subject site.

FINDINGS

Section 19.18.030.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,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

A related Rezoning (ZON-14420) to the O (Office) zoning district will be considered concurrently with this request. The zoning district is consistent with the surrounding uses.

In regard to 2:

The proposed O (Office) land use designation is compatible with the existing designation to the east of the subject site. It should be noted that prior between 2002 and 2006, the subject site was designated for O (Office) uses and was only recently changed by City Council to ML (Medium-Low Density Residential) uses on 03/01/06.

In regard to 3:

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposal. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne Avenue. Fire Station #45, located at 3821 Fort Apache Road is the closest city facility to the site.

In regard to 4:

There are no other adopted plans or policies including neighborhood plans that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant was asked to hold a meeting within 14 days of the closing date of this application. In accordance with the above, on 07/06/06 a neighborhood meeting sponsored by the applicant was held and nine persons attended, including five representatives of the applicant and four members of the public. Questions and concerns raised by residents included the availability of water, vacancies in existing office buildings in the area, traffic and sewer capacity, signage height and gating the development to keep vagrants out at night.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 426 by Planning Department

APPROVALS 0

PROTESTS 0