



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-14297 - APPLICANT: CITY OF LAS VEGAS - OWNER:
USA BUREAU OF LAND MANAGEMENT**

**** CONDITIONS ****

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

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located north of Moccasin Road to the northern city limits from RC (Resource Conservation) to LI/R (Light Industrial/Research,) TND (Traditional Neighborhood Development) and PR-OS (Parks Recreation Open Space).

EXECUTIVE SUMMARY

Currently, the approximately 7,868 acres of the subject site are vacant. The land came into city limits in 2005 after federal legislation made it eligible for annexation. Establishing land uses for the area is the first step in the planning for the orderly growth and development of this area. The land use designations will allow the City to generate accurate population estimates and plan for necessary infrastructure and services. The land is still under the control of the Bureau of Land Management (BLM). Although there are no immediate plans for disposal of the property, a comprehensive planning process should be undertaken to adequately plan for the future needs and growth of the community.

BACKGROUND DATA:

- 06/1/05 The City Council approved an annexation (ANX-3026) of the subject property. The Planning Commission recommended approval. The effective date was 06/10/05.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #33/alj).

DETAILS OF APPLICATION REQUEST

Site Area: 7,868 Acres (approx.)

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
	Single Family Dwellings
	Power lines
East	Undeveloped
West	Paiute Golf Course

PLANNED LAND USE

Subject Property RC (Resource Conservation)
 North OL (Open Land) [Northwest Clark County Land Use Plan]
 South TND (Traditional Neighborhood Development)
 PF (Public Facilities)
 PCD (Planned Community Development)
 RE (Rural Estates)
 DR (Desert Rural Density Residential)
 East PR (Parks and Recreation) [Northwest Clark County Land Use Plan]
 West OL (Open Land)
 PR (Parks and Recreation) [Northwest Clark County Land Use Plan]

EXISTING ZONING

Subject Property U (Undeveloped)
 North R-U (Rural Open Land) [Clark County designation]
 South U (Undeveloped)
 RE (Residence Estates)
 RE (Residence Estates) under Resolution of Intent to RPD-2 (Residential
 Planned Development 2 Units Per Acre)
 CV (Civic)
 Clark County
 East R-U (Rural Open Land) [Clark County designation]
 West R-U (Rural Open Land) [Clark County designation]

<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>
RC	0 du/ac	TND, LI/R and PR- OS	Varies

The current RC (Resource Conservation) category does not permit any residential units. The proposed TND (Traditional Neighborhood Development) category does not contain density limitations; instead it relies on site design criteria (interconnected street grids, pedestrian amenities and a balance of land use) to determine appropriate density. The PROS (Parks Recreation Open Spaces) category is meant for parks and open spaces and the LI/R allows for light industrial and research uses.

DEFINITIONS

TND Traditional Neighborhood Development This category is a mixed-use development type that allows for a balanced mix of housing, commercial and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship street hierarchy, building type and use. Streets within the TND (Traditional Neighborhood Development) shall incorporate facilities for pedestrians, bicycles, transit and vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks. Existing natural features within the TND (Traditional Neighborhood Development) are to be retained and incorporated, where feasible, as organizational and recreational elements of the community.

The TND (Traditional Neighborhood Development) category differs from the PCD (Planned Community Development) category as follows:

- The TND (Traditional Neighborhood Development) features pedestrian-oriented neighborhoods with a mixture of housing types;
- The TND (Traditional Neighborhood Development) primarily utilized an interconnected grid of streets that de-emphasize gated private streets and cul-de-sacs; and
- The TND (Traditional Neighborhood Development) primarily emphasizes a strong relationship between buildings and streets, and de-emphasized perimeter walls along the roadways.

LI/R (Light Industry/Research) This Light Industry/ Research category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

PR (Parks/Recreation/Open Spaces) This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, parking to serve such uses and any other public usage of large areas of permanent open land.

RC (Resource Conservation) The Resource Conservation land use designation identifies those lands that are not intended to be developed within the time frame of this plan. These lands include the Red Rock Preservation Area and Paiute Indian Community. Properties involved with mineral extraction may also be so designated as Resource Conservation.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is not located within a special area plan.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

This is not a project of regional significance at this time because the actual development of the land is undetermined. If a future project meets the requirements of a Project of Regional Significance, an impact report will be completed at that time.

ANALYSIS

One priority of the City's Strategic Plan is to "Create, integrate, and manage orderly and sustainable development and growth of our community." The Mayor and City Council adopted the Traditional Neighborhood Development (TND) land-use category as one strategy to achieve this priority. This proposal will help the city of Las Vegas plan for and meet its future growth. The majority of the land north of Moccasin will be changed from RC (Resource Conservation) to TND (Traditional Neighborhood Development) land use with this request. This proposal will provide some predictability in the eventual development of that area for neighbors and land owners in the northwest, allow for planning of public facilities, roads and other infrastructure to meet the future needs of that area.

The LI/R (Light Industry/ Research) land use is included to encourage light industrial and research development along the US95 corridor. Limited land resources currently exist for this type of development within city limits with only approximately 1% the city's land allowing research and light industrial uses. The City, through established policies, recognizes the need to develop and maintain a healthy and diversified local and regional economy while managing the competing demands for limited land resources. The location of the LI/R (Light Industry/ Research) designation in this proposal is optimal as it presents excellent transportation, urban design and access opportunities. It can create a gateway into the city and also providing employment center for this rapidly growing area.

Unique ecological, cultural and natural resources are located within the boundaries of this application. The PR-OS (Parks Recreation Open Spaces) portion of this request is intended to preserve and protect significant natural resources in the area.

The territory is currently undeveloped and under the ownership of the Bureau of Land Management (BLM). This general plan amendment will determine land uses for the parcels prior to any future disposal from the BLM. Any project that is to be developed on any portion of the site will be subject to Rezoning and Site Development Review Requirements and will undergo a public hearing process. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

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:

The proposed General Plan Amendment provides for an orderly transition of land uses. Through this General Plan Amendment, the City can adequately plan for the use of BLM land prior to its disposal. It also allows for the planning of public facilities, roads and other infrastructure to meet the future needs of that area.

In regard to 2:

The proposed designation will allow for zoning designations such as the T-D(Traditional Neighborhood Development) District that are intended to provide for the development of comprehensively-planned mixed-use communities, which can provide a balanced mix of residential, commercial and civic uses. Such districts are consistent with the City's strategic planning priorities of create, integrate and manage orderly and sustainable development and growth or our community.

In regard to 3:

No facilities exist on the subject site at this time. This request is the first step in planning for the future needs of this area. Establishing land use will allow the City to generate accurate population estimates and plan for needed infrastructure and services.

In regard to 4:

The proposal is consistent with other adopted plans and policies; including the city's strategic planning priorities.

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 is requested to hold this meeting within 14 days of the closing date of this application. The applicant held a meeting on July 11, 2006. No members of the public attended the meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0