



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-15231 - APPLICANT/OWNER: CHARLES H. SHIELDS  
AND GAIL W. SHIELDS**

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**\*\* CONDITIONS \*\***

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural Density Residential) to O (Office) on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the amendment of the General Plan, the applicant is requesting a Rezoning (ZON-15233) and a Site Development Review (SDR-15235).

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008). Planning Commission and staff recommended DENIAL.
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone.
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
10/19/06	The Planning Commission recommended denial of companion items ZON-15233 and SDR-15235 concurrently with this application.  The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #23/jm).
<b><i>Related Building Permits/Business Licenses</i></b>	
No building permits pertain to this site.	
<b><i>Pre-Application Meeting</i></b>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.

<b>Neighborhood Meeting</b>	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.
<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.96 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		<b>X</b>	<b>Y</b>
<b>Special Purpose and Overlay Districts</b>		<b>X</b>	<b>Y</b>
<b>Trails</b>		<b>X</b>	<b>Y</b>
<b>Rural Preservation Overlay District</b>	<b>X</b>		<b>Y</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>	<b>Y</b>
<b>Project of Regional Significance</b>		<b>X</b>	<b>Y</b>

**DEVELOPMENT STANDARDS**

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
<b>TOTAL</b>		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
<b>SubTotal</b>	2,860 SF		12	1	36	2	
<b>TOTAL</b>			13		38		Y

**ANALYSIS**

The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion of the use, a separate building approximately 4,525 square feet in size, is planned for the future. On-site parking is located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. Perimeter landscaping that meets the minimum requirements of Title 19 is indicated on the landscape plan.

Adjacent to the site are single-family residences to the north and east, undeveloped residential designated property to the south, and undeveloped property in the Town Center Plan Area to the west. The Southeast Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation to O (Office) to accommodate a medical office.

## 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.**

The proposed O (Office) General Plan designation 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. The proposed O (Office) designation is inconsistent and not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses to the north, south and east. Furthermore, the proposed O (Office) designation is not recommended for this particular site due to potential of the encroachment of office use into a Rural Preservation Neighborhood.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed medical office conversion on 0.96 acres. This zoning designation is compatible with the existing SX-TC (Service Commercial Town Center) designated properties to the west; however, the proposed P-R (Professional Office and Parking) zoning is not compatible with the R-E (Residence Estates) zoned property to the north and east and the U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south. The proposed P-R (Professional Office and Parking) zoning would also create a inconsistent and incompatible situation.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #41, at 6989 Buffalo Drive (located south of Elkhorn Road) is the closest city facility to the site.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 9

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 71 by Planning Department

**APPROVALS** 0

**PROTESTS** 1