



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16502 - APPLICANT: SANDSTONE ARCHES, LLC -

OWNER: GALTAR, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial) on 4.14 acres at 4600 North Rancho Drive. There are two companion items (ZON-16504 & SDR-16503) to Rezone this land to C-1 (Limited Commercial) and a Site Development Plan Review for an 80,534 square-foot commercial center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this site has since expired.
09/20/06	An extension of time (EOT-15595) for Z-0049-02 was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items ZON-16504 and SDR-16503 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.
<i>Neighborhood Meeting</i>	
09/27/06	A neighborhood meeting was held at 6:00 pm at the Cimarron Rose Community Center, 5591 Cimarron Road. There were no attendees from the public to express any concerns over this project. There were three people associated with the project in attendance and one staff member from Planning and Development.

Details of Application Request	
Site Area	
Gross Acres	4.17
Net Acres	4.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI) C-1 (Limited Commercial), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium-Low Attached Density Residential) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development - 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low Density Residential)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	140+ Feet	Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-E (Residence Estates) & R-E (Residence Estates) (ROI) C-2 (General Comercial)	N/A	N/A	C-1	N/A	SC	N/A

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of the companion Site Development Plan Review application. The purpose of this request is to provide consistency in the land-use designations and zoning for all of the parcels within the proposed development. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres from R-E (Residence Estates) and R-E (Residence Estates) (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) Zone requested in the associated Rezoning is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial). A companion Site Development Plan Review (SDR-16503) is a request for an 80,534 square-foot office complex. This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements for a pedestrian path.

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 is compatible with the surrounding land uses. This request will actually reduce the allowable intensity of land uses and a more intense land-use approved via a prior general plan amendment and rezoning.

In regard to 2:

The zoning designation permitted within the proposed General Plan Amendment will be of a lower intensity than what has already been approved on this site.

In regard to 3:

The transportation and utility facilities to this site are adequate enough to accommodate the use proposed by this general plan amendment.

In regard to 4:

This request conforms to the applicable, adopted plans and policies for this area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0