



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-19992 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to SC (Service Commercial) on a vacant 1.87 acre site at the southwest corner of Grand Teton Drive and Buffalo Drive. Companion items to be considered concurrently include a Rezoning (ZON-19990), and Site Development Plan Review (SDR-20468).

The proposed land use redesignation will allow for commercial use of the site serving primarily the existing neighboring Planned Community Development and educational use. Staff considers the change in land use will benefit the area and therefore recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/05/03	City Council approved the annexation of approximately 495 acres in various parts of the city and was effectuated on 2/14/03.
04/26/07	The Planning Commission recommended approval of companion items ZON-19990 and SDR-19986 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #23/ja).
<i>Related Building Permits/Business Licenses</i>	
Not Applicable	
<i>Pre-Application Meeting</i>	
2/15/07	A Pre-application meeting was held where the applicant was advised of the development standards.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was held by the applicant on 03/28/07 and Planning staff was in attendance. The public was generally supportive of the proposal however the following comments were received to address the architectural design and use of materials: a) A requesting for the plan elevations to be more organic. b) Reduce the amount of glass on the office. c) Add stone veneer to the office.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.87 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PCD (Planned Community Development)	U(PCD): Undeveloped (Planned Commercial Development General Plan Designation)
North	Single-family residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development - 4 Units Per Acre)
South	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)
East	High School	PF-CC:	C-V (Civic)
West	Single-family residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	NA	NA
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	NA	NA
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
SC (Service Commercial)	NA	NA

ANALYSIS

The proposed General Plan Amendment from PCD (Planned Community Development) to SC (Service Commercial) is appropriate for the area and surrounding development. In addition, the companion request to Rezone (ZON-19990) is consistent with the Service Commercial Master Plan land use designation.

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 General Plan Amendment will allow for the development of commercial uses which will complement the surrounding Planned Community Development.

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

The commercial and service oriented zones permitted under the Service Commercial land use designations will be compatible with the adjacent residential districts and educational institution.

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

Public infrastructure currently exists in the project area and is capable of accommodating the proposed development. The General Plan Amendment will allow for a commercial and community service development which includes a 270 foot segment of the General Plan designated east-west public transportation trail along Grand Teton ending at North Buffalo.

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

The proposed amendment will conform to the following policies of the Centennial Hills Sector Plan:

- a. Policy A2: Encourage the use of vacant land adjacent to developed land in order to efficiently use infrastructure and protect undeveloped land or spaces from premature development.
- b. Policy B5: Where appropriate, provide commercial and other employment centers in the Centennial Hills Sector Plan area to provide jobs, services, and traffic relief.
- c. Program B5.5: Where appropriate, provide development of small scale neighborhood commercial centers at the intersections of major roadways adjacent to residential uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 345 by Planning Department]

APPROVALS 0

PROTESTS 0