

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-22584 APPLICANT/OWNER: DECATUR IV, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from M (Medium Density Residential) to SC (Service Commercial) on 9.05 acres on the south side of CC 215, approximately 730 feet west of Decatur Boulevard. The proposed change of designation is consistent with the proposed uses on this site and is compatible with the surrounding area. Staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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 Rural Density Residential land uses (if residential) with a maximum density of two dwelling units per acre.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The site was designated for M (Medium Density Residential) and SC (Service Commercial) land uses.
12/08/97	The City Council approved a General Plan Amendment (GPA-0058-97) from ML (Medium-Low Density Residential) to SC (Service Commercial), and approved a Rezoning (Z-0109-97) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to C-1 (Limited Commercial) on the site. The City Council also approved a Rezoning (Z-0110-97) from R-E (Residence Estates) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to R-PD15 (Residential Planned Development - 15 Units Per Acre) on the western portion of the site. The Planning Commission and staff recommended approval.
05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-0001-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Centennial Hills Area as described in the Plan.
06/06/01	The City Council approved a General Plan Amendment (GPA-0008-01) from M (Medium Density Residential) to SC (Service Commercial) and a Rezoning (Z0018-01) from a Resolution of Intent to RPD15 (Residential Planned Development - 15 Units Per Acre) to C-1 (Limited Commercial) on this site. The Planning Commission and staff recommended approval of both items.

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07/05/01	The City Council approved a Site Development Plan Review [(Z-0018-01(1), Z0109-97(1), Z-0110-97(2)] which allowed a proposed 262,640 square foot retail commercial development, which included this parcel. The Planning Commission and staff recommended approval.
07/24/03	The City Council approved Extensions of Time (EOT-2504 and EOT-2502) of an approved Rezoning (Z-0018-01) to C-1 (Limited Commercial) and a Site Development Plan Review [(Z-0018-01(1), Z0109-97(1), Z-0110-97(2)] for a proposed commercial development on this site, subject to expire on 07/05/05. The Planning Commission and staff recommended approval.
08/20/03	The City Council granted an Extension of Time (EOT-2493) of an approved Site Development Plan Review [Z-0110-97(1)] for a proposed 140-unit multi-family residential development on 9.35 acres immediately to the west of the subject property. The Planning Commission and staff recommended approval. This extension will expire 06/29/05.
08/12/04	The Planning Commission approved a Tentative Map (TMP-3624) for a two-lot commercial subdivision (Decatur III) on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway. Staff recommended approval. A Final Map for this site has not been submitted.
07/06/05	The City Council approved Extensions of Time (EOT 6798 and EOT-6799) of an approved Rezoning (Z-0018-01) an approved Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2)] for a proposed commercial development on this site.
10/18/06	The City Council tabled a General Plan Amendment (GPA-14118), Rezoning (ZON-14120), Variance (VAR-14122) and Site Development Plan Review (SDR-14114) that would have created a PCD designation with a PD zoning district to create a residential and commercial master development.
06/06/07	The City Council approved an Extension of Time (EOT-20771) for an approved Rezoning (Z-0018-01). This request extends the Resolution of Intent to C-1 (Limited Commercial) on 3.6 acres of the project site. Staff recommended approval.
07/26/07	A companion Rezoning (ZON-22583) and Site Development Plan Review (SDR-22582) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no active or pending building permits or business licenses for this site.	
<i>Pre-Application Meeting</i>	
05/25/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the residential adjacency standard and the pending City Council action on an Extension of Time (EOT-20771) were talked about. Submittal requirements were discussed.

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Neighborhood Meeting	
07/05/07	<p>A neighborhood meeting was held at Los Prados Country Club, 5150 Los Prados Circle. Seventeen members of the public attended. Those in attendance had the following comments and concerns:</p> <ul style="list-style-type: none"> * Access onto Tropical, the neighbors dont want it directly lined up with street to the south; * Ok with route in and out; * They want no parking on Tropical; * Concern about lighting in parking lot not going into residences; * Question of hours for uses and deliveries; * Want 20 feet distance between trees on west side; * Western wall height must be a minimum of 6 feet and a maximum of 8 feet on both sides; and * No lighting on tower facing west or south.

Field Check	
06/22/07	<p>The Department of Planning and Development conducted a site visit that found that the site was an undeveloped site consisting of desert vegetation and some trash. It appeared that the site has been used recently by ATV users. There were multiple subdivision directional signs for area developments on-site. The neighboring residential development to the west appeared to be mainly two-story homes along the perimeter of the site.</p>

Details of Application Request	
Site Area	
Gross Acres	9.05

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) [Proposed: C-1 (Limited Commercial)]
North	ROW (CC 215)	ROW (CC 215)	ROW (CC 215)
South	Single Family, Detached	M (Medium Density Residential)	R-PD8 (Residential Planned Development - 8 Units Per Acre)

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East	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development - 6 Units Per Acre)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		N *
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance	X		Y **

* A Rezoning (ZON-22583), if approved, will remove the R-PD (Residential Planned Development) district designation from this site.

** The companion Site Development Plan Review (SDR-22582) outlines a project that meets the threshold that defines a Project of Regional Significance as outlined in the ordinance for average daily trip generation by a commercial development. The applicant has prepared an impact report as required by the Ordinance for referral to the City of North Las Vegas. As of the current date, no response has been received from North Las Vegas.

<i>EXISTING GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>
M	25.49 du/ac	SC	n/a

ANALYSIS

The request is for a General Plan Amendment from M (Medium Density Residential) to SC (Service Commercial). The proposed designation allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more

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intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The project proposes to create a commercial shopping center on the 36.43 acre site of which this parcel is a part.

This amendment was submitted in conjunction with a proposed Rezoning (ZON-22583) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-22582) for a proposed 458,053 square foot shopping center development. The SC (Service Commercial) designation is compatible with the existing and future commercial and residential developments in the area and staff is in support of this General Plan Amendment.

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 to SC (Service Commercial) allows commercial and office development. The commercial development associated with this designation is compatible with the adjacent residential properties.

In regard to 2:

The applicant is proposing to rezone this site to C-1 (Limited Commercial). This zoning district allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics and is compatible with the adjacent residential properties.

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In regard to 3:

There are adequate facilities and will be adequate infrastructure installed to accommodate a commercial shopping center on this site.

In regard to 4:

The area of the proposed amendment is not a part of any other area or neighborhood plans. The proposed amendment is in keeping with the objectives of the 2020 Master Plan to encourage appropriate growth in this area of the city.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 486 [Mailed with ZON-22583 & SDR-22582]

APPROVALS 3

PROTESTS 2