



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-22501 - APPLICANT: KELLER WILLIAMS REALTY-
OWNER: PECCOLE 1982 TRUST**

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The proposed change of designation is consistent with the existing and 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>	
05/01/90	The City Council approved a request for reclassification (Z-0017-90) of property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U (Non-Urban) (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2, and C-V), to R-PD3 (Residential Planned Development), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
01/04/95	The City Council approved a request to Rezone (Z-0146-94) the site from N-U (NonUrban) zoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 12/08/94.
02/05/97	The City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0053-96) from ML (Medium-Low Density Residential) to SC (Service Commercial). The Planning Commission and staff recommended denial. Additionally, the City Council approved a Rezoning (Z-0121-96) from N-U (Non-Urban) under resolution of intent to R-PD7 (Residential Planned Development 7 units per acre) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
12/08/97	The City Council approved a Rezoning (Z-101-97) from U (Undeveloped) Zone [M (Medium Density Residential) and ML (Medium-Low Density Residential) Master Plan Designations] Under Resolution of Intent to R-3 (Medium Density Residential) to C-V (Civic). PROPOSED USE: PRIVATE ELEMENTARY SCHOOL. Staff and the Planning Commission recommended approval on 11/06/97.
11/20/03	The Planning Commission approved a Site Development Plan (SDR-3173) for a proposed 41,059 square-foot office building. Staff recommended approval.
09/09/04	The Planning Commission approved a Tentative Map (TMP-4914) for a one-lot commercial subdivision. Staff recommended approval.

05/18/05	The City Council approved a General Plan Amendment (GPA-6199) from C-V (Civic) to SC (Service Commercial) and a Rezoning (ZON-6222) from PF (Public Facilities) to C-1 (Limited Commercial). Staff and the Planning Commission recommended approval on 04/14/05.
03/01/06	The City Council approved a Site Development Plan Review (SDR-10810) for a proposed office complex consisting of 40,560 square feet of medical office and 15,000 square feet of professional office, with Waivers of building placement, parking lot, and foundation landscaping standards on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive. Planning Commission and staff recommended approval.
05/17/06	The City Council approved to amend the Transportation Trails Element of the Master Plan to allow a five foot trail path where a ten foot trail path is required at the northeast corner of Hualapai Way and Alta Drive. Planning Commission and staff recommended approval.
07/12/07	The Planning Commission recommended approval of companion item SDR-22502 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #35/jm).
<i>Pre-Application Meeting</i>	
06/05/07	A pre-application was conducted with the applicant. Although the pre-existing Resolution of Intent to C-1 (Limited Commercial) had expired reverting the property back to a C-V (Civic) Zone, the property was still under a SC (Service Commercial) General Plan Designation. Therefore, the applicant was informed that in addition to a Site Development Plan Review that they were required to apply for a General Plan Amendment to PF (Public Facilities). Submittal requirements were then explained to the applicant.
6/26/07	A second meeting was held with the applicant to discuss traffic issues concerning throat depth and placement of parking stalls. The applicant was required to submit revised plans meeting the traffic standards.
<i>Neighborhood Meeting</i>	
06/20/07	A neighborhood meeting was held on Wednesday, June 20, 2007 at 6:00 p.m. The meeting was held at Merryhill Pre-School, Room No. 8, 10050 Alta Drive, Las Vegas, Nevada. There were 10 members of the applicant in attendance with one staff member, but no members from the public attended.
<i>Field Check</i>	
06/12/07	A field check was made on the site. To the east of the site is an existing preschool, the western portion is currently vacant with a few parking spaces. These parking spaces will be modified as part of this proposal.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.9 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-V (Civic)
North	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
East	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Office, Undeveloped, Pre-School	SC (Service Commercial), M (Medium Density Residential)	C-1 (Limited Commercial), R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Peccole Ranch	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The parcels current zoning district is C-V (Civic) Zone. The zoning district is inconsistent with the SC (Service Commercial) General Plan Designation. Therefore, the applicant has requested a General Plan Amendment to PF (Public Facilities) to bring the parcel into conformance with the zoning.

The proposed designation, PF (Public Facilities) allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

The amendment was submitted in conjunction with a proposed Site Development Plan Review (SDR-22502) for a 23,544 square-foot private school, primary on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way.

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 private middle school is compatible with the adjacent development as a preschool and park, which have similar uses and intensity, buffer the proposed project.

In regard to 2:

The C-V (Civic) District correlates to the PF classification. A C-V (Civic) District permits uses that are generally considered compatible and support the surrounding developments.

In regard to 3:

Site access from Alta Drive, classified as an 80-foot wide Secondary Collector, will have a notable impact in the mornings and afternoons, during the periods of dropping-off and picking-up the children. The site layout has accommodated those potential impacts.

In regard to 4:

The proposed development is consistent with the General Plan and Title 19 Design Standards. The proposed private school is consistent with the proposed land use and zoning designations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 93 by Planning Department

APPROVALS 0

PROTESTS 3