

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 15, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ROC-23430 - REVIEW OF CONDITION - PUBLIC HEARING -**

**APPLICANT/OWNER: CITY OF LAS VEGAS**

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

**STAFF RECOMMENDATION: APPROVAL, subject to:**

**Planning and Development**

1. Condition Number Eight (8) from Rezoning (Z-0040-95), which stated a detailed plot plan for the site shall be submitted to the Planning Commission and City Council for approval at a public hearing prior to development, shall be removed.
2. Conformance to all other Conditions of Approval for Rezoning (Z-0040-95) and all other site related actions shall be required.

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

**PROJECT DESCRIPTION**

This is a request for a Review of Condition to remove Condition Number Eight of an approved Rezoning (Z-0040-95) which stated that a detailed plot plan for the site shall be submitted to the Planning Commission and City Council for approval at a public hearing prior to development on 27.5 acres at the southeast corner of Bradley Road and Grand Teton Drive.

The condition was placed on the Rezoning as at the time of original approval there was not a specific plan for the entire site. The condition now acts as a time barrier for the continued development of the park. The removal of condition number eight from Rezoning (Z-0040-95) is considered appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
7/19/95 *	The City Council approved a Rezoning (Z-0040-95) of 37.79 acre site from R-E (Residence Estates) to C-V (Civic) including the subject site. The Planning Commission recommended approval of the request at their meeting of June 22, 1995. Condition # 8 of that approval requires that a detailed plot plan for the site be submitted to the Planning Commission and City Council for approval at a public hearing prior to development. Staff recommended approval.
02/21/01	The City Council approved a General Plan Amendment (GPA-0041-00) to PF (Public Facilities), Rezoning (Z-0109-00) to C-V (Civic), and Site Development Plan [Z-0109-00(1)] in order to allow the development of an elementary school on 12.1 acres adjacent to the subject site. The Planning Commission recommended approval of the Rezoning and Site Development Plan, but was unable to obtain a supermajority for the General Plan Amendment. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Major Modification (MOD-2425) to the Iron Mountain Ranch Master Plan, which would allow KB Home Nevada, Inc., to post a bond for park improvements rather than commence construction; and approved the companion Review of Conditions (ROC-2428), which modified the timeframe for construction of the park facilities. The Planning Commission and staff recommended approval.
08/20/03	The City Council approved a Site Development Plan Review (SDR-2602) for a proposed public park on the subject site. The Planning Commission and staff recommended approval.

04/18/07	The City Council approved a Site Development Plan Review (SDR-19629) for the proposed expansion of an existing park at the southeast corner of Grand Teton Drive and Bradley Road. The Planning Commission and staff recommended approval.
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***Related Building Permits/Business Licenses***

01/14/04	A Building Permit under Plan Check Number C-364-03 was issued for the rough grading for a city park on a separate portion of the parcel upon which the subject site is located. Additional permits under this plan check number were issued for shade structures, on-site improvements and hardscapes, and on-site sewer.
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***Pre-Application Meeting***

A pre-application meeting was not required for this application request.

***Neighborhood Meeting***

A neighborhood meeting is not required, nor was one held.

***Details of Application Request***

***Site Area***

Gross Acres	27.5
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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	City Park  Undeveloped	PF (Public Facilities)	C-V (Civic)  R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
North	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential  School	ML (Medium Low Density Residential)  PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development 7 Units per Acre)  C-V (Civic)
East	Single Family Residential  School	L (Low Density Residential)  PR-OS (Parks/Recreation/Open Space)	R-PD5 (Residential Planned Development 5 Units per Acre)  C-V (Civic)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units per Acre)

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

## ANALYSIS

The applicant, in this case the City of Las Vegas, is seeking to remove condition number eight from Rezoning (Z-0040-95). That condition required the site to go through a public hearing process each time a modification was done to the site. This park is being developed in phases. The primary intent regarding the use of the site is to use is as a park facility, specifically for Lacrosse fields and other ancillary recreational uses that will benefit the surrounding community.

The condition was placed on the Rezoning as at the time of original approval there was not a specific plan for the entire site. The condition now acts as a time barrier for the continued development of the park. The removal of condition number eight from Rezoning (Z-0040-95) is considered appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

## FINDINGS

The removal of condition number eight from Rezoning (Z-0040-95) is considered appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 806

**APPROVALS** 0

**PROTESTS** 0