

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-24534 - APPLICANT: LAS VEGAS VALLEY WATER
DISTRICT - OWNER: UNITED STATES OF AMERICA

**** 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 L (Low Density Residential) to PF (Public Facilities) on 8.80 acres at the northwest corner of Fort Apache Road and Centennial Parkway.

The General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Water Element) and the Centennial Hills Sector Plan; therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/01	The City Council approved a Petition to Annex (A-0023-01) property generally located on the northwest corner of Centennial Parkway and Fort Apache Road, containing approximately 20 acres of land. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits that pertain to this site.	
<i>Pre-Application Meeting</i>	
09/10/07	A pre-application was held with the applicant. The applicant informed staff that they proposed a water pumping station for the site. This would require a General Plan Amendment, a Rezoning and Site Development Plan Review. When the applicant showed plans for the site, they were informed that because the buildings were on both the city and the county, a Site Development Plan Review could not be applied for until the other portion was in the city. Although they could not apply for the site plan, the applicant decided to go forward with the General Plan and Rezoning. The applicant was informed of the submittal requirements, which included the neighborhood meeting.

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<i>Neighborhood Meeting</i>	
10/03/07	<p>A neighborhood meeting was held on Wednesday, October 3, 2007 at Centennial Reservoir Site, northwest corner of Centennial Parkway and Fort Apache Road, Las Vegas, Nevada at 6:00 PM. The applicant, one member of staff and two member of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> * The residents in attendance had concerns about graffiti on the perimeter wall, and would prefer to see some type of a tubular steel fence instead. (The applicant responded that a graffiti-resistant finish would be applied to the wall to make graffiti cleanup easier.) • No other issues or concerns were raised; the majority of the time was spent discussing the design and layout of the site, and the construction timeframe.

<i>Field Check</i>	
09/21/07	A field check was made on the site. The site is undeveloped and vacant with residential to the east and west of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)*	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North	Water Retention Basin	TC (Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation] Under Resolution of Intent to T-C (Town Center)
South	Undeveloped	Clark County	
East	Single Family Residential	Clark County	Clark County
West	Single Family Residential	Clark County	Clark County

****The applicant has requested a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities).***

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Centennial Hills Sector Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Civic (C-V) 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 applicant, the Las Vegas Valley Water District, is in the process of designing site improvements for a reservoir and pumping station on an 18.9-acre property, located at the corner of Centennial Parkway and Fort Apache Road (APNs 125-19-802-006 and 125-19-802-013). The applicant has requested a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) on the 8.80-acre (APN 125-19-802-006) portion that resides in the city. The Public Facilities category 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 applicant will be annexing the other portion of the site, which is in the county, into the city at a later date with a future site development plan review proposal. In addition to the General Plan Amendment request, the applicant has requested a Rezoning (ZON-24536) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic).

- **Centennial Hills Sector Plan**

6.3.5 Goals, Objectives, Policies and Programs for Water Distribution in Centennial Hills.

Objective B: *Coordinate with the Las Vegas Valley Water District and other entities on the subject of water supply, management, and land use planning.*

6.4.2 Goals, Objectives, Policies and Programs for Flood Control in Centennial Hills

Policy A2: *Develop and coordinate Neighborhood Master Plans consisting of neighborhood drains and local flood control facilities to safely convey flood and nuisance flows to the larger regional facilities.*

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- **Las Vegas 2020 Master Plan Water Element**

Policy 1.7: The city shall support efforts to maximize water reclamation and aquifer recharge efforts by both the public and private sectors, where such efforts are not likely to result in excessively high groundwater tables. The city shall support the protection of groundwater by limiting the locations of potential pollution sources from areas of groundwater recharge and pumping.

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 density and intensity of the proposed General Plan Amendment are compatible with the existing and adjacent land uses.

In regard to 2:

The proposed Rezoning (ZON-24436) application to C-V (Civic) zoning district is the zone appropriate to a PF (Public Facilities) classification. This zoning district permits densities that are compatible or supportive of existing adjacent land uses or zoning districts.

In regard to 3:

The subject site is adjacent to Centennial Parkway and Fort Apache Road, both designated a 100-foot wide Primary Arterial Street by the Master Plan Streets and Highways, which is adequate in size to support the proposed use.

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In regard to 4:

The General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Water Element) and the Centennial Hills Sector Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 259

APPROVALS 0

PROTESTS 1