

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-23834 - APPLICANT/OWNER: CLARK COUNTY

SCHOOL DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning to a C-V (Civic) District on 34.83 acres at 2501 Vegas Drive. The property currently consists of an undeveloped area to the northwest that is zoned R-1 (Single Family Residential) and a fully developed public secondary school on the remainder of the parcel that is zoned C-2 (General Commercial).

The proposed rezoning to the C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation. The existing and proposed use, public school, secondary, is appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/08/93	The City Council approved a Rezoning (Z-0028-93) for a number of parcels along the south side of Vegas Drive, approximately 400 feet west of Robin Street including a portion of the subject site. The Planning Commission recommended approval.
04/09/98	Staff administratively approved a Site Development Plan Review [Z-0028-93(1)] for a proposed 119,569 square-foot gymnasium addition to an existing high school at 2501 Vegas Drive.
06/28/01	The Planning Commission approved a Site Development Plan Review [Z-0028-93(2)] for a proposed 48,850 square-foot addition to an existing high school at 2501 Vegas Drive.
09/20/01	The Planning Commission approved a Review of Condition [Z-0028-93(3)] to review Condition 1 of an approved Site Development Plan Review [Z-0028-93(2)] that required an eight-foot wide landscape planter along the western property line at 2501 Vegas Drive.
04/05/07	The City Council approved a Resolution (R-14-06) to adopt the West Las Vegas Plan. This plan was submitted to update the area plan to meet the 2020 Master Plan requirement of a plan to provide direction to this area of the city. The Planning Commission recommended approval.
09/27/07	A companion item for a Site Development Plan Review (SDR-23839) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with this project.	

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<i>Pre-Application Meeting</i>	
06/06/07	A pre-application meeting was held and elements of this application were discussed. Landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
09/05/07	<p>A neighborhood meeting was held at the Central Career and Technical Academy, 2501 Vegas Drive, at 6:00 p.m. A neighborhood meeting was held at the Central Career and Technical Academy, 2501 Vegas Drive, at 6:00 p.m. Twelve members of the public attended. The applicant informed the members of the public of the revisions to the dates for the Planning Commission and City Council public hearings. The applicant presented a preliminary site, and also showed three other options.</p> <p>Comments from the public were as follows:</p> <ul style="list-style-type: none"> * There is a problem with students parking on Robin Street, even though there are currently an adequate number of parking spaces on the property. * There were concerns about the height of the new high school structure, and the fact that it will block views of the houses to the west of the school site (located on the cul-de-sac immediately west of the school property). * There were concerns about the distance of the new buildings from the residential properties to the west, and noise from the ropes course. * There is a problem with students meandering through the residential neighborhoods to the east. * Traffic at the intersection of Vegas and Robin will become more severe with the addition of the new school; the neighbors in attendance wanted to see a traffic light included as part of the school expansion plan. * One of the residents stated that they didn't want the new school at all. <p>After reviewing the different options, the residents seemed to favor the option of moving the tennis and basketball courts to the interior of the property, and maintaining all of the parking spaces required by code. The residents also requested that the new buildings be moved as far away from the residential properties as possible.</p> <p>After the meeting, Planning and Development staff reviewed the residential adjacency issues with the applicant, and the impacts of locating the ropes course adjacent to the residences. The applicant indicated that they would look at options to bring the new structures into compliance with residential adjacency requirements.</p>
<i>Field Check</i>	
09/04/07	The Department of Planning and Development conducted a site visit that found that the site is in operation as a magnet high school. The east and north

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	<p>perimeters of the property are generally in compliance with Title 19 standards; however, it was observed that 5-10% of the landscape material has died or been removed over time and has not been replaced. Behind the landscape buffers, chain-link fencing was observed. The south and west perimeters of the site had virtually no landscape buffer between the site and the existing single family residential. It was also observed at these locations a chain-link fence approximately three feet from the backs of existing block walls.</p> <p>The former church building at the southeast corner of the site is still in place, however it appeared to be vacant, as the banner on the face of it advertised the Adult School which had once been housed in it had moved.</p>
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Details of Application Request

Site Area

Net Acres	34.83
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	R-1 (Single Family Residential)
	Public School, Secondary	PF (Public Facilities)	C-2 (General Commercial)
North	Mini-Warehouse	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
	Office, Other Than Listed	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development Eight Units per Acre)
East	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones

Special Area Plan	Yes	No	Compliance
West Las Vegas Plan	X		Y

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) 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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined as a part of the Site Development Plan Review (SDR-23839). Any future development will require review for determination of appropriate development standards.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	5.5 Dwelling Units per Acre	16 Dwelling Unit @ 2.96 Acres
C-2 (General Commercial)	n/a	n/a
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	n/a	n/a
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PF (Public Facilities)	n/a	n/a

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan and has a designation of PF (Public Facilities). This 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 project proposes to expand the existing public secondary school on the 34.83 acre site. The proposed expansion of the existing public school, secondary use is in compliance with the PF (Public Facilities) designation.

This rezoning proposes to change the sites zoning from C-2 (General Commercial) and R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is

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intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The existing and proposed uses established at this location are permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable and defined as a part of the Site Development Plan Review (SDR-23839). Any future development will require review for determination of appropriate development standards.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is a mostly developed site with an overlay height limitation of 105 feet and is in compliance with Title 19.06.080.

The rezoning has been submitted in conjunction with a Site Development Plan Review (SDR-23839) for a proposed addition of 122,984 square feet of total additional building area to this existing school site.

The existing and future anticipated use of this property are an appropriate public purpose and the C-V (Civic) zoning district is compatible with the existing commercial and residential developments in the area; therefore, staff is in support of this rezoning.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed rezoning would bring the zoning at this site into conformance with the PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan. The PF (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 sites existing and proposed buildings can

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accommodate the range of uses identified and is in compliance with the existing General Plan category.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed rezoning will be compatible with the residential, commercial and civic facility developments in this area.

- 3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Growth and development factors indicate a need for higher capacity and improved educational facilities and services such as will be provided to locate in this area. Given the proposed General Plan designation of PF (Public Facilities) on the subject site, the rezoning to the C-V (Civic) zoning district is appropriate for the area.

- 4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The subject site is adjacent to Vegas Drive, a 100-foot wide primary arterial street that should be adequate to support the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 957

APPROVALS 0

PROTESTS 1