

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-25383 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL:

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Map No. 7 of the Centennial Hills Sector Plan to delete an alignment of a proposed Multi-Use Non Equestrian Trail running through Kyle Canyon.

BACKGROUND INFORMATION

- 05/24/99 The City Council adopted the Centennial Hills Sector Plan. The site is within the Newly Developing Area as described in the Plan.
- 08/20/03 The City Council approved a General Plan Amendment (GPA-2549) to modify Map No. 3 of the Centennial Hills Sector Plan from R (Rural Density Residential) to TC (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway.
- 08/20/03 The City Council approved a General Plan Amendment (GPA-2551) to modify Map No. 4 of the Centennial Hills Sector Plan from Undesignated Clark County to SX-TC (Suburban Mixed-Use Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway.
- 10/06/04 The City Council approved a General Plan Amendment (GPA-4631) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural) to O (Office) on 0.96 acres at 7180 West Azure Drive.
- 11/16/05 The City Council approved a General Plan Amendment (GPA-9072) to amend section 3.4.2(B) of the Centennial Hills Sector Plan to allow three-story buildings within the SC-TC (Service Commercial - Town Center).

The subject site is located within the Kyle Canyon area. There are no policies in effect within this Special Plan Area that impact this application.

ANALYSIS

This General Plan Amendment is a product of the approval of the Kyle Canyon Master Plan. The subject trail along Hualapai Way between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction, was proposed and included in the Centennial Hills Sector Plan prior to the existence of Kyle Canyon, thus creating adequate trails and proposed trail systems throughout the area.

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However, since then this area has been included in the Kyle Canyon Master Plan. The Kyle Canyon Plan already encompasses a trail plan of its own. It even provides the linkages to existing trails in the surrounding areas. This General Plan Amendment is needed to update the Centennial Hills Sector Plan, maintain uniformity with the Kyle Canyon Master Plan, and delete any duplications of proposed trails between the two plans.

Overall, the following will take place in the amendment;

- An alignment on Map No. 7 of the Centennial Hills Sector Plan for a proposed multi-use non-equestrian trail adjacent to the West of Log Cabin Way, North side of APN 125-06-002-009 and South Side of APN 125-06-001-001 is to be removed
- Also, a portion North of Grand Teton Drive, South of Kyle Canyon, adjacent to the East of APN 126-12-000-001, and to the West of APNs 125-07-101-006; 125-07-201-001; 125-07-301-001; 125-07-401-001 will be removed.

FINDINGS

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 each of these conditions, this request does not impact density or intensity of uses. It is intended to more effectively implement the Centennial Hills Sector Plan. The realignment will have no impact on existing development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

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APPROVALS 0

PROTESTS 1