

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-26006 - APPLICANT: TENAYA AZURE,
LLC - OWNER: TENAYA AZURE, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of multiple parcels totaling 5.26 acres from the U (Undeveloped) Zoning District to the O (Office) Zoning District. The subject site consists of 11 contiguous parcels (APNs 125-27-610-001 through 010 and 024) adjacent to the east side of Tenaya Way, between Azure Drive and Tropical Parkway.

There is a related General Plan Amendment (GPA-26004) to change the existing land use of the subject site from the R (Rural Density Residential) General Plan Designation to the O (Office) General Plan Designation and a Site Development Plan Review (SDR-26008) for a 51,000 square-foot, five-building, single-story office complex that accompanies this request. Staff recommends approval of this rezoning request and the related General Plan Amendment; however, the associated Site Development Plan Review (SDR-26008) and related Variance (VAR-26369) have been recommended for denial as the proposal is seen as too intense for the area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/15/07	<p>The Clark County Commission approved a Non-Conforming Zone Change (NZC-0915-06) from R-E (Rural Estates) to C-P (Office & Professional) for the parcels 125-27-610-002 through 010 with conditions. The parcels fronting Starlight Drive, 125-27-610-020 through 022, were denied a zone change from RE to C-P by the Clark County Commission.</p> <p>NOTE: This approval (NZC-0915-06) was based upon the development being limited to buildings no larger than 5,000 square-feet with the total development not to exceed 45,000 square-feet gross floor area.</p>
9/05/07	<p>The City Council approved a request for an Annexation (ANX-21629) of approximately 6.10 acres generally located south of Azure Drive, between Tenaya Way and Starlight Drive. The Planning Commission recommended approval on 6/14/07.</p> <p>NOTE: Staff recommended that this Annexation comply with the conditions set forth by the previous County approval (NZC-0915-06), limiting the size of the buildings to no more than 5,000 square-feet and the scope of the development to 45,000 square-feet gross floor area.</p>
1/24/08	<p>The Planning Commission approved a request to abey the related General Plan Amendment (GPA-26004), Rezoning (ZON-26006), and Site Development Plan Review (SDR-26008) to the 2/14/08 Planning Commission.</p>

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<i>Related Building Permits/Business Licenses</i>	
There are no Business Licenses or Building Permits associated with this subject site	

<i>Pre-Application Meeting</i>	
12/04/07	A pre-application meeting was held with staff to discuss the requirements for submitting a General Plan Amendment, Rezoning request, and Site Development Plan Review for a 5-building, 51,000 square-foot office development. Staff informed the applicant that the City supported the conditions placed on the previous approval from the Clark County Commission (NZN-0915-06), which restricted the development to 5,000 square-foot buildings with a total gross floor area of 45,000 square feet, at the time of the Annexation (ANX-21269).

<i>Neighborhood Meeting</i>	
1/08/08	<p>A neighborhood meeting was held on Tuesday, January 8, 2008 fom 6:55 p.m. to 7:50 p.m. at the CLV Community Room of the Centennial Hills Active Adult Center located at 6601 N. Buffalo Drive, Las Vegas, NV. Two applicant, two City staff members (Planning and Development and the Ward 6 Liaison), and 13 members of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> • Concerns regarding the width of the landscape perimeter buffer • Requests to remove the portions of the parking lot at northeast portion of the site • Concerns regarding building height

<i>Field Check</i>	
12/14/07	<p>A field check was made by staff with the following observations:</p> <ul style="list-style-type: none"> • The subject site is undeveloped with no discernible change in grade. • Undeveloped Town Center Suburban Mixed-Use lots located to the northwest of the site, across Tenaya Way. • The site is adjacent to three unincorporated Clark County - Single family residences to the east, four to the west, and one to southeast of the site. • A P-R (Professional Office and Parking) conversion was completed on two lots to the north of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	5.26 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
North	Single Family Residences	O (Office) /R (Rural Density Residential)	R-E (Residence Estates) Under a Resolution of Intent to P-R (Professional Office and Parking)/ R-E (Residence Estates)
South	Undeveloped Clark County	R (Rural Density Residential) Clark County	Undeveloped - Clark County
East	Undeveloped/ Single Family Residential	R (Rural Density Residential)/ Clark County	U (Undeveloped)/ Clark County
West	Undeveloped/ Single Family Residential	TC (Town Center)/ Clark County	T-C (Town Center)/ Clark County

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

**There is an existing Multi-Use Transportation Trail adjacent to this site on Azure Drive. A condition has been added to the related Site Development Plan Review (SDR-26008) to comply with the Multi-Use Transportation Trail standard.*

ANALYSIS

The proposed rezoning to the Office (Office) Zoning District is consistent with the proposed General Plan Land Use Amendment (GPA-26004) to the O (Office) General Plan designation that follows from the approved Annexation (ANX-21629). This rezoning request would be consistent with the office and commercial uses to the north and west of the property while serving as a buffer to the single-family residential properties to the south and east. For these reasons staff is recommending approval of this Rezoning request.

MH

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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.

This requested rezoning is consistent with the requested General Plan Amendment (GPA-26004) to the O (Office) General Plan Land Use designation. If approved, the O (Office) land use category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. The requested O (Office) Zoning District conforms to the proposed O (Office) Land Use and staff recommends approval; however the associated Site Development Plan Review (SDR-26008) has been determined to be too intense and is recommended for denial

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.

Currently, the subject property is undeveloped. There are single family homes the north, south, and the east, with some commercial and residential use to the west. None of these properties should be adversely affected by the rezoning of the 5.26 acres to the O (Office) Zoning District. The proposed rezoning would serve as a compatible buffer to the existing residences to the east and the expanding commercial uses occurring to the west. Staff does have concerns regarding the intensity of the accompanying Site Development Plan Review (SDR-26006), as it is greater than what was shown during the approved Annexation (ANX-21629).

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

Staff supports the proposed Rezoning of the subject site to the O (Office) Zoning District as the use will allow the most effective buffer between the growing commercial development to the north and west and the existing single family residences to the east and south. The low-intensity, single-story office complex that was proposed with the approved Annexation (ANX-21629) is a response to the need for a commercial use that can be operated in a manner that is in context with the neighboring residential uses while also acting as an effective buffer between the more intense commercial uses to the northwest.

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- 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 site is accessed via three drives, two on the east side of Tenaya Way, an 80-foot Secondary Collector, and one at the south side of Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 312

APPROVALS 1

PROTESTS 5