



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 19, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-26004 - APPLICANT: TENAYA AZURE, LLC - OWNER:
TENAYA AZURE, LLC, ET AL

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from the R (Rural Density Residential) Land Use Designation to the O (Office) Land Use Designation. The subject parcels are located on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way.

The applicant is requesting this General Plan Amendment as a result of the recently approved Annexation (ANX-21629), where it was understood that a request to amend the General Plan Designation from R (Rural Density Residential) to O (Office) for the parcels located along Tenaya Way would follow. Therefore, Staff recommends approval of this request and the accompanying request for a Rezoning (ZON-26006) to the O (Office) Zoning District.

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>
02/14/08	<p>The Planning Commission recommended approval of companion items ZON-26006, VAR-26369 and SDR-26008 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #16/mh)..</p>
<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 (Nzc-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 from 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

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

- **R (Rural Density Residential) Master Plan Land Use Designation**

The R (Rural Density Residential) land use classification allows a maximum density of development of 3.49 units per gross acre with a lifestyle similar to the DR (Desert Rural) land use designation. The R (Rural Density Residential) land use category is a rural or semi-rural environment but with a smaller allowable lot size. It is important to note that

the subject site was recently approved for a Non-Conforming Zone Change (NZN-0915-06) for a 45,000 square-foot office complex by the Clark County Commission prior to annexation into the City of Las Vegas.

- **O (Office) Master Plan Land Use Designation**

The Office 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. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. During the requested Annexation (ANX-21629) it was understood that the applicant would be seeking the appropriate development approvals for a 45,000 square-foot, single-story, nine-building office complex that was similar in scale and appearance with the single-family residences in the area.

The 5.26 acre proposal is made up of 11 contiguous parcels adjacent to the east side of Tenaya Way and the south side of Azure Drive, which is all currently undeveloped. The subject site was recently Annexed (ANX-21629) in the City of Las Vegas, undeveloped parcels to the south, and single family homes to the east and west. This property is suitable for the low-intensity commercial uses associated with the O (Office) Master Plan Land Use Designation and will serve as a buffer between more intense commercial uses to the west and the to the east.

Staff recommends approval of the proposed General Plan Amendment (GPA-26004) from R (Rural Density Residential) General Plan Land Use Designation to the O (Office) General Plan Land Use Designation and associated Rezoning (ZON-26006) request. However, the site Development Plan Review (SDR-26008) and Variance (VAR-26369) have both been recommended for denial as they demonstrate a proposal at a greater intensity of use than what was proposed during the Annexation (ANX-21629).

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 proposed General Plan Amendment to the O (Office) General Plan Land Use Designation allows for office development. Staff supports this requested change of land use as it was understood during the approved Annexation (ANX-21629) that the applicant would develop an office development that was similar in appearance and scale of the neighboring single-family developments. Although staff recommends approval of this request, and the related Rezoning request (ZON-26006) staff finds that the related Site Development Plan Review (SDR-26008) associated with this request is greater in intensity than what was originally shown on the annexation request.

In regard to 2:

The applicant is requesting a Rezoning (ZON-26006) of this site to the O (Office) Zoning District, which is intended to allow for office uses. This area remains suitable for the proposed office use; however, the associated Site Development Plan Review (SDR-26006) is shown at a greater intensity than what was shown during the Annexation (ANX-21629) request. The original site plans approved by the Clark County Commission restricted the buildings to single-story structures no greater than 5,000 square-feet each with a gross floor area not to exceed 45,000 square-feet. The accompanying Site Development Plan Review (SDR-26008) shows four 10,000 square-foot buildings and one 11,000 square-foot building for a total of 51,000 square-feet of gross floor area. Therefore, staff recommends approval of this requested Land Use Amendment (GPA-26004) and the associated Rezoning (ZON-26006) but recommends denial of the related Site Development Plan Review (SDR-26008).

In regard to 3:

Access to the site is provided by two driveways, one a combined 32-foot wide ingress/egress and the other showing a dedicated 25-foot wide lane for ingress and egress. These driveways are located along the east side of Tenaya Way, classified as an 80-foot wide Secondary Collector. A secondary entrance is located on the south side of Azure Drive, classified as a 60-foot wide Collector, which is currently half completed. Staff finds that there are adequate transportation facilities to accommodate the proposal.

In regard to 4:

Staff finds that this proposed General Plan Amendment (GPA-26004) is consistent with the approved Annexation (ANX-21629) that anticipated the O (Office) land use that stemmed from the original development approvals granted by the Clark County Commission.

PLANNING COMMISSION ACTION

Add a condition: Approval not to 125-27-610-024

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 312 by Planning Department

APPROVALS 1

PROTESTS 5