

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-27207 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southeast Sector of the Las Vegas 2020 Master Plan from ML (Medium-Low Density Residential), PR-OS (Parks/Recreation/Open Space) on a 4.91 acre undeveloped site on the southern end of Sandhill Road, south of Owens Road adjacent to the Las Vegas Wash.

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

BACKGROUND INFORMATION

| | |
|---|---|
| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
| 06/13/63 | The City Council approved a Rezoning of the Subject site from R-R (Rural Residential) to R-E (Residence Estates). |
| 08/24/01 | Planning staff administratively approved a Site Development Plan Review [Z005383(7)] for a proposed 24-unit apartment complex on the site to the north of the Subject site. |
| <i>Pre-Application Meeting</i> | |
| No meeting was required or conducted | |
| <i>Neighborhood Meeting</i> | |
| 03/24/08 | Seven citizens were in attendance, three were concerned that park could have security problems. |
| <i>Field Check</i> | |
| 03/19/08 | Property is currently undeveloped with light weeds and trash and debris |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Gross Acres | 4.91 |

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| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--------------------------------------|-------------------------------------|--|
| Subject Property | Undeveloped | ML (Medium Low Density Residential) | R-E (Residence Estates) |
| North | Apartments/Single Family Residential | ML (Medium Low Density Residential) | R-2 (Medium-Low Density Residential) and R-E (Residence Estates) |
| South | Undeveloped | ML (Medium Low Density Residential) | R-E (Residence Estates) under Resolution of Intent to R-2 (Medium Low Density Residential) |
| East | Apartments | ML (Medium Low Density Residential) | R-MHP (Residential Mobile/Manufactured Home Park) |
| West | Apartments | ML (Medium Low Density Residential) | RPD-11 (Residential Planned Development 11 Units Per Acre) |

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

ANALYSIS

The subject undeveloped property is located to the east of the Las Vegas Wash, off of Sandhill Road south of Owens Road and is intended to serve as a neighborhood park and a trailhead for the Las Vegas Wash Trail. The Las Vegas Wash Trail is a 20-mile planned trail that will allow residents to travel along it from the subject site to the Floyd Lamb State Park to the North and to the Clark County Wetland Park and Lake Mead National Recreation Area to the South. The proposed park and trailhead will allow the City of Las Vegas to provide a much needed neighborhood park, in addition to a vital link in a very important trail project designed to serve all of Clark County.

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Trails Element of the City of Las Vegas 2020 Master Plan

The proposed trail and neighborhood park meet the Las Vegas 2020 Master Plan objective to promote the acquisition and development of land for parks in central city locations, and to integrate future parks with the trails system and provide appropriate trailhead amenities.

Las Vegas 2020 Master Plan Parks Element

Las Vegas has experienced extraordinary growth over the past several decades. From 1990 to 1998 alone there was a 50% increase in population. There were 29 parks in 1990 and currently 49 parks. Because of the growth and changes that have taken place in the community the planning and placement of parks, trails and other open space opportunities is very important to maintain a high quality of life for residents of Las Vegas. That is why the Master Plan Parks element was developed and enacted.

The Parks Element evaluates the present parks system in light of recognized national standards and identifies the adequacies and deficiencies of the present system. It evaluates the spatial distribution, accessibility, location, quantity, size and facilities of the community's existing parks. Projections of the functional needs based on the national standards were then made to the year 2020, accounting for local conditions, constraints and preferences.

The park and recreational needs of neighborhoods differ, mature areas might need improved access to park and recreational opportunity, however providing added recreational opportunity can be challenging. In this case the Las Vegas Wash Park and Trailhead provides a wonderful opportunity to add more open space and access to a the regional trail system to an area that does have needs according to the Parks Element of the Las Vegas 2020 Master Plan.

The Parks Element concludes that a ratio of 2.5 acres of strategically located neighborhood, community and regional park space for every 1,000 residents, as adopted by the Southern Nevada Strategic Planning Authority, is both a realistic and attainable goal. It also concludes that the national standard of one to two acres of neighborhood park space for each 1,000 residents should be strictly followed; state and federal parks and reserves already provide abundant regional recreational opportunity. Currently the City of Las Vegas has a ratio of 1.1 acres per 1000 residents.

All together, the Parks Element identifies a need for an additional 1550 acres of park land in the next 20 years. In the Southeast Sector, this additional acreage required at build out is expected to be 440 acres. This proposed public park will provide an additional 4.91 acres towards the remaining 180 acres needed to meet the plan goal. In addition, a goal under Acquisition Priorities is to obtain park land while the land is still available and then develop a park as the population demands.

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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,**

The proposed density is compatible with the surrounding residential community, and will serve area residents and add much needed open space to their area.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The current zoning is intended to be changed at a future time from R-E (Residence Estates) to C-V (Civic). The current and proposed zoning is compatible with the existing adjacent land uses.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site is intended to serve as a trailhead for the Las Vegas Wash Trail which improves access for the entire surrounding area to transportation and recreational opportunity. The subject site is adjacent to Sandhill Road which is an 80-foot secondary collector street, adequate to meet the traffic demand generated from this proposed development.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

As outlined previously in this report, the General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

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NOTICES MAILED 1,043

APPROVALS 4

PROTESTS 1