

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: APRIL 10, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ZON-27211 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to rezone the 4.91 acre subject property from R-E (Residence Estates) to C-V (Civic) The parcel is undeveloped and located on the southern end of Sandhill Road, south of Owens Road and adjacent to the Las Vegas Wash. There is a companion General Plan Amendment request (GPA-27207) in addition to this application. Both the Rezoning and the General Plan Amendment request meet the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element); therefore staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
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.
<b><i>Pre-Application Meeting</i></b>	
No meeting was required or conducted	
<b><i>Neighborhood Meeting</i></b>	
03/24/08	Seven citizens were in attendance, three were concerned that park could have security problems.
<b><i>Field Check</i></b>	
03/19/08	Property is currently undeveloped with light weeds, trash and debris

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	4.91

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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
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)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>	X		Yes
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		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 Avenue 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 connect to the Floyd Lamb State Park in the North and to the Clark County Wetland Park and Lake Mead National Recreation Area in 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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- **Master Plan Compliance**

### **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. Due to this 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 opportunities, however providing added recreational opportunities 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 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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- **Zoning**

The C-V (Civic) District is 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 (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V District is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V District is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

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

## **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 proposed rezoning is to enable the City of Las Vegas to build a park and a regional trailhead on an undeveloped parcel, that will serve the community in the immediate vicinity and at large. This application is in conformance with the general plan.

- 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.**

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The C-V (Civic) District is 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. These uses are compatible with the surrounding primarily residential area

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

Valley wide growth has created a need for more park, open space and trail facilities throughout the valley. This rezoning will allow the City of Las Vegas to construct a park and trailhead on the subject site in an effort to keep pace with the needs of the community.

**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 intended to serve as a trailhead for the Las Vegas Wash Trail which improves access for the entire surrounding area to transportation and recreational opportunities. 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.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      2**

**ASSEMBLY DISTRICT                      14**

**SENATE DISTRICT                                      2**

**NOTICES MAILED                                      1,034**

**APPROVALS    4**

**PROTESTS    1**