

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-26741 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Centennial Hills Sector Plan of the General Plan from ROW (Right-of-Way) to PF (Public Facilities) on 0.16 acres generally located 333 feet east from the south side of Durango Drive and Juliano Road. This request will resolve a previously mislabeled 0.16 parcel from the realignment of Durango Drive (MSH-03-99), which is currently a part of a 26.56 acre city of Las Vegas park project. This park was previously approved on 02/20/08 with a Site Development Plan Review (SDR-26000) and this parcel is a critical component of this project.

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Public Park is located south of the Durango realignment at Juliano Road. The Planning Commission and staff recommended approval of this request.
02/20/08	The City Council approved a General Plan Amendment (GPA-25997) to amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities). The City Council approved a Rezoning (ZON-25999) from U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence Estates) to C-V (Civic). The City Council approved a Site Development Plan Review (SDR-26000) for a Public Park. The Planning Commission and staff recommended approval of these requests.
03/27/08	The Planning Commission approved a Vacation (VAC-26793) petition to vacate a portion of Juliano Road and a portion of Azure Way. This is a required condition of an approved Site Development Plan Review (SDR-26000). Staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	

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<i>Pre-Application Meeting</i>	
A pre-application meeting was not held or required for this request.	
<i>Neighborhood Meeting</i>	
03/24/08	A neighborhood meeting was held on Monday, March 24 th , 2008 at the Centennial Hills Community Center. The applicant and one member of staff were in attendance. No members of the public were in attendance.

<i>Field Check</i>	
03/17/08	A field check was conducted and it was found that this site is currently undeveloped with an assortment of natural desert landscaping occupying the surrounding area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW	ROW	ROW
North	Undeveloped Land	TC (Town Center)	TC-SX (Town Center Suburban Mixed Use)
South	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
East	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
West	Undeveloped Land	PF (Public Facilities)	C-V (Civic)

<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			
C-V (Civic District)	X		Yes
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 applicant has requested to construct a Public Park on 26.56 acres, located on the south side of Durango Drive and Juilano Road. The applicant has requested a General Plan Amendment from ROW (Right-of-Way) to PF (Public Facilities) for this remnant 0.16 acre parcel of this

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project. The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

In addition to this General Plan Amendment request, the applicant has requested a Rezoning (ZON-26742) from ROW (Right-of-way) to C-V (Civic). This request is necessary for an approved Public Park on 26.56 acres, including the subject parcel. Staff finds that this request complies with the following goals and objectives of the Master Plan:

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Polices and Programs for Recreation and Open Space in Centennial Hills

Objective A: Continue to provide an adequate and diverse system of parks, open space, recreation facilities and services at the local, district, and regional levels.

- **Las Vegas 2020 Master Plan**

Focus of the Master Plan

Objective 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.

- **Las Vegas 2020 Master Plan Parks Element**

All together, the Parks Element identifies a need for an additional 1,550 acres of park land in the next 20 years. In the Northwest Sector, this additional acreage required at build out is expected to be 692 acres. This proposed public park will provide an additional 26.56 acres towards this 692 acre 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. The land for this park was acquired prior to the full development of the surrounding area and the phasing to will allow for this park to grow as the population dictates.

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:

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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 density and intensity of the proposed General Plan Amendment to PF (Public Facilities) are compatible with the existing and adjacent land uses.

In regard to 2:

The proposed Rezoning (ZON-26742) application to C-V (Civic) zoning district is appropriate for the PF (Public Facilities) classification. This zoning district permits densities that are compatible or supportive of adjacent land uses or zoning districts.

In regard to 3:

The subject site is served by North Durango Drive, a 120-foot wide Parkway Aerial as designated by the Master Plan Streets and Highways, which is adequate to support the proposed Public Park.

In regard to 4:

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) and the Centennial Hills Sector Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

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NOTICES MAILED 44

APPROVALS 0

PROTESTS 0