

*City of Las Vegas*

***AGENDA MEMO***

**PLANNING COMMISSION MEETING DATE: APRIL 24, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ZON-26742 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

**STAFF RECOMMENDATION: APPROVAL**

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

**PROJECT DESCRIPTION**

This is a request for a Rezoning from ROW (Right-of-Way) to C-V (Civic) 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 planned as 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 population growth within the area encompassed by the Centennial Hills Sector Plan and the Northwest Sector of the Las Vegas 2020 Master Plan indicate a need for increased Public Park facilities in this area; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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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<b>Pre-Application Meeting</b>	
A pre-application meeting was not held or required for this request.	
<b>Neighborhood Meeting</b>	
03/24/08	A neighborhood meeting was held on Monday, March 24 <sup>th</sup> , 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.

<b>Field Check</b>	
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.

<b>Details of Application Request</b>	
<b>Site Area</b>	
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)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	N/A
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
C-V (Civic District )	X		Yes
<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 applicant, the city of Las Vegas, is in the process to build a Public Park on 26.56 acres located on the south side of Durango Drive and Juilano Road. The applicant has requested a Rezoning from ROW (Right-of-Way) to CV (Civic). This request will resolve a previously mislabeled parcel and facilitate the development of a necessary public park, therefore staff recommends approval of this request.

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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. In addition to the Rezoning request, the applicant has requested a General Plan Amendment (GPA-26741) from ROW (Right-of-Way) to PF (Public Facilities). This parcel is a portion of a previously approved Site Development Plan Review (SDR-26000) for a Public Park on 26.56 acres

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. Staff finds that this request complies with the following goals and objectives of the master plan:

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Policies 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

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the population demands. The land for this park was acquired prior to the full development of the surrounding area and the phasing will allow for this park to grow as the population dictates.

## **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.**

In addition to the Rezoning request, the applicant has requested a General Plan Amendment (GPA-26741) to PF (Public Facilities), which will bring the zoning 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.**

The C-V (Civic) District is intended to provide public uses that are compatible with adjacent residential land uses and zoning districts.

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

The expected growth of the areas encompassed by the Centennial Hills Sector Plan and the Northwest Sector of the Las Vegas 2020 Master Plan indicate a need for increased recreation facilities in the area and is appropriate for this rezoning. This rezoning will also provide a necessary consistency with the adjacent parcels of this city of Las Vegas public park.

**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 subject site is served by North Durango Drive a 120-foot wide Parkway Arterial as designated by the Master Plan Streets and Highways, which is adequate to support the previously approved Public Park (SDR-26000).

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**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 4

**ASSEMBLY DISTRICT** 4

**SENATE DISTRICT** 9

**NOTICES MAILED** 44

**APPROVALS** 0

**PROTESTS** 0