

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-27383 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request to amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on approximately 5.07 acres adjacent to the north side of Centennial Parkway, approximately 330 feet west of Fort Apache Road. The proposed change of designation to PF (Public Facilities) is consistent with the civic use proposed for this property. Therefore, staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/06/08	The City Council approved a request for Annexation (ANX-24899) to annex property located approximately 340 feet west of North Fort Apache Road and north of West Centennial Parkway, containing approximately 5 acres. The transfer into the city was effective as of 02/15/08. The Planning Commission and staff recommended approval.
05/08/08	The Planning Commission is scheduled to hear a Rezoning (ZON-27507) and Site Development Plan Review (SDR-27508) which are related to this request.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to the site or request.	
<i>Pre-Application Meeting</i>	
03/13/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
03/26/08	A neighborhood meeting was held at the Centennial Reservoir Site, northwest corner of Centennial Parkway and Fort Apache Road. Four members of the public, one representative for the applicant, and a staff member from the Planning and Development Department and from the City Council Office attended. Those in attendance expressed concerns about views being blocked by the Pump Station.
<i>Field Check</i>	
3/21/08	The Department of Planning and Development conducted a site visit that found that the site is an undeveloped site. Some trash and debris had collected on the site, mainly at the edges.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.07

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential) Proposed: PF (Public Facilities)	U (PF) [Undeveloped (Public Facilities) General Plan Designation]
North	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Undeveloped	Clark County: R (Rural Density Residential)	Clark County
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	Clark County: L (Low Density Residential)	Clark County

<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	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	2.0 dwelling units / acre	10 dwelling units / acre @ 5.07 acres
Proposed Zoning	Permitted Density	Units Allowed
n/a	n/a	n/a

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General Plan	Permitted Density	Units Allowed
L (Low Density Residential)	3.6 5.5 dwelling units / acre	27 dwelling units / acre @ 5.07 acres
Proposed: PF (Public Facilities)	n/a	n/a

ANALYSIS

This request is for a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) on a 5.07 acre parcel located on the Centennial Hills Sector Map of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The documentation submitted with this application indicates that the subject site will be part of a larger utility installation which will include a large subterranean water reservoir and pumping station to serve the growing northwestern part of the valley.

The Centennial Hills Sector Plan has a set goal of efficient, cost-effective provision of public facilities and services for the distribution of water within the Centennial Hills area. The proposed General Plan Amendment is in keeping with Objective B, which calls for the City to coordinate with the Las Vegas Valley Water District (LVVWD) and other entities on the subject of water supply, management, and land use planning. Specifically, Policy B1 calls for the coordination of capital and land use planning with the Las Vegas Valley Water District and Program B1.2 requests LVVWD input on plan amendments and rezoning issues.

The PF (Public Facilities) General Plan designation is generally compatible with the existing and future residential and civic development in the area; therefore, staff supports this General Plan Amendment.

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,

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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 PF (Public Facilities) allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The adjacent designations include PF (Public Facilities) to the north and east and residential to the south and west, which are compatible with the proposed designation.

In regard to 2:

The zoning district applicable under the proposed General Plan designation is a C-V (Civic) district. The applicant has not requested a zone change from U (Undeveloped) at this time. The C-V (Civic) and U (Undeveloped) districts are compatible with existing adjacent land uses and zoning districts.

In regard to 3:

There should be adequate facilities to accommodate a utility installation facility (water reservoir and pumping station) at this location due to the relatively low usage of the site.

In regard to 4:

The proposed designation change is in keeping with the goals and objectives of Section 6.3.5 of the Centennial Hills Sector Plan of the Master Plan and no other plans are affected by this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

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NOTICES MAILED 277

APPROVALS 0

PROTESTS 1