

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: MAY 8, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ZON-27507 - APPLICANT/OWNER: LAS VEGAS VALLEY  
WATER DISTRICT**

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

**STAFF RECOMMENDATION: APPROVAL.**

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

**PROJECT DESCRIPTION**

This is a request for a Rezoning to a C-V (Civic) District on approximately 5.07 acres adjacent to the north side of Centennial Parkway, approximately 330 feet west of Fort Apache Road. The property currently consists of an undeveloped area in the northwest that is zoned U (Undeveloped) [L (Low Density Residential) General Plan Designation].

The proposed rezoning to the C-V (Civic) zoning district is consistent with the proposed General Plan Amendment (GPA-27383) to a PF (Public Facilities) General Plan designation. The proposed use, Utility Installation (water reservoir and pumping station), is appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
02/06/08	The City Council approved a request for Annexation (ANX-24899) to annex property located approximately 340 feet west of North 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.
04/24/08	The Planning Commission will hear a General Plan Amendment (GPA-27383) 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. Staff has recommended approval.
05/08/08	A companion item for a Site Development Plan Review (SDR-27508) will be heard concurrently with this item.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no relevant building permits or business licenses related to the site or request.	
<b><i>Pre-Application Meeting</i></b>	
03/13/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.
<b><i>Neighborhood Meeting</i></b>	
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.

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<b>Field Check</b>	
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.

<b>Details of Application Request</b>	
<b>Site Area</b>	
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 (Undeveloped) [L (Low Density Residential) 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

<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>		X	n/a
<b>Trails</b>		X	n/a
<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

**DEVELOPMENT STANDARDS**

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined as a part of the Site Development Plan Review (SDR-27508). Any future development will require review for determination of appropriate development standards.

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<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
U (Undeveloped)	2.0 dwelling units / acre	10 dwelling units / acre @ 5.07 acres
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
C-V (Civic)	n/a	n/a
<b>General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
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**

The subject site is located on the Centennial Hills Sector Map of the General Plan and has a designation of L (Low Density Residential). A General Plan Amendment (GPA-27383), if approved, would change the designation to PF (Public Facilities) on 5.07 acres subject to this request. This 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. The project proposes to site a utility installation consisting of a large subterranean water reservoir and pumping station to serve the growing northwestern part of the valley. The proposed utility installation (water reservoir and pumping station) use is in compliance with the PF (Public Facilities) designation.

This Rezoning proposes to change the sites zoning from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic). The proposed C-V (Civic) zoning 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 District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The proposed use established at this location is permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

This Rezoning has been submitted in conjunction with a Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot utility installation (water reservoir and pumping station). Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. Any future development will require a review for a determination of appropriate development standards. The anticipated use of this property is an appropriate public purpose and the C-V (Civic) zoning district is compatible with the existing residential developments in the area; therefore, staff is in support of this request.

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**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.**

The proposed rezoning would bring the zoning at this site into conformance with the proposed PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan. The PF (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. The project site, which includes this parcel, proposes development that can accommodate the range of uses identified and is in compliance with the existing and proposed General Plan category.

**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 proposed rezoning will be compatible with the residential developments and the C-V (Civic) zoning district in this area.

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

Growth and development factors indicate a need for higher capacity and improved water distribution facilities such as will be provided to locate in this area. Given the proposed General Plan designation of PF (Public Facilities) on the subject site, the rezoning to the C-V (Civic) zoning district is appropriate for the area.

**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 adjacent to Centennial Parkway, a 100-foot wide Primary Arterial street that should be adequate to support the proposed use.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 13

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**SENATE DISTRICT**            9

**NOTICES MAILED**            172

**APPROVALS**                    0

**PROTESTS**                     1