



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-27079 - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 1.01 acres located on the east side of Riley Street approximately 275 feet south of Centennial Parkway. The proposed rezoning conforms to the Town Center Master Land Use Plan and General Plan; therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) to A mend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center). The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped properties located in various parts of the city under the provisions of NRS 268.597 No. 1(b) including the subject parcels. The Planning Commission and staff recommended approval.
04/10/08	The Planning Commission recommended approval of companion item WVR-27425 and SDR-27078 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #25/dc).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject parcels.	
<i>Pre-Application Meeting</i>	
02/14/08	A pre-application meeting was held with the applicant where elements of the Rezoning process were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
03/04/08	A field check was performed by staff at the subject properties. The site was noted as being relatively flat, graded building site with a six foot block wall along the north, east and west property lines.

Details of Application Request	
Site Area	
Gross Acres	1.01

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	GC-TC (General Commercial Town Center)	U(TC) [Undeveloped (Town Center General Plan Designation)]
North	Vacant Land, Car Dealership Parking Lot Under Construction	GC-TC (General Commercial Town Center)	T-C (Town Center)
South	Single Family Residences	GC-TC (General Commercial Town Center)	T-C (Town Center) and U(TC) [Undeveloped (Town Center General Plan Designation)]
East	Car Dealership	GC-TC (General Commercial Town Center)	T-C (Town Center)
West	Vacant Land	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
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

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped)	2.18 du/ac	2
Proposed Zoning	Permitted Density	Units Allowed
T-C (Town Center)[UC-TC]	Unlimited with SUP	Unlimited with SUP
General Plan	Permitted Density	Units Allowed
TC (Town Center)	Relative to district	Relative to district/density

ANALYSIS

The applicant is requesting a Rezoning from U (TC) [Undeveloped (Town Center General Plan Designation)] to T-C (Town Center). The General Plan Designation for the subject properties is GC-TC (General Commercial Town Center) which allows for all types of retail, service, office and other general business uses of a more intense commercial character. Height, setbacks, build-to lines, landscaping and other commercial development standards are defined within the Town Center Development Standards Manual. The remainder is determined through a Site Development Plan Review. The applicant has submitted a related Site Development Plan Review (SDR-27078) for a proposed parking lot on the subject site and a Waiver (WVR-27425) to allow an existing private street to terminate without the required Title 18.12.130 cul-de-sac in order to eliminate the cul-de-sac bulb at the southern end of the parcels. As this Rezoning request is in compliance with the General Plan and T-C (Town Center) is the intended and appropriate zoning district for this area of the city, staff recommends approval of this request.

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 T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Land Use Map contained within the Centennial Hills Sector Plan designates the subject site for GC-TC (General Commercial Town Center) land uses.

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 GC-TC (General Commercial Town Center) land use designation is intended to allow all types of retail, service, office and other general business uses of a more intense commercial character. The proposed use for these parcel is an expansion of parking area for the existing automobile dealership to the east and north, therefore compatibility will be ensured.

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

The rezoning to T-C (Town Center) will allow for the development and expansion of the neighboring automobile dealership, which is required to be in accordance with the Town Center Development Standards Manual, and is appropriate for the Town Center area of the city.

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.

Access to the property is provided from Riley Street, a 60-foot wide Town Center Tertiary. This roadway is adequate to meet the demands of development as it serves as a 1000-foot long connector road between Centennial Parkway, a 90-foot wide Frontage Road and Durango Drive, a 120-foot wide Town Center Parkway Arterial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 52 by Planning Department

APPROVALS 0

PROTESTS 1