

*City of Las Vegas*

**AGENDA MEMO**

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: TABLED - RENOTIFICATION - GPA-25625 - APPLICANT:**

**CITY OF LAS VEGAS - OWNER: USA**

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

**STAFF RECOMMENDATION:      APPROVAL:**

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

**PROJECT DESCRIPTION**

This application is a request to amend a 131.7 acre a portion of the Centennial Hills Sector Plan of the Master Plan from the PCD (Planned Community Development) General Plan designation to the PF (Public Facility) General Plan designation. The subject site is generally located at the southwest corner of Ann Road and the 215-Beltway.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
01/24/08	This item and a companion Rezoning (ZON-25626) application were held in abeyance. A companion Site Development Plan Review (SDR-25627) application was withdrawn.
03/13/08	This item and a companion Rezoning (ZON-25626) application were tabled at the request of the applicant.
07/24/08	A companion Rezoning (ZON-25626) application shall be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this application.	
<i>Neighborhood Meeting</i>	
02/12/08	<p>The meeting was held on 02/12/08 at 5:30 pm at the Centennial Hills Community Center. There were 14 citizens in attendance. There were also representatives from the City of Las Vegas Planning Department, City Council offices, Detention Enforcement, Republic Services, Clark County School District, KGA Architecture, and PBS&amp;J.</p> <p>The following concerns were raised regarding the proposed project:</p> <ul style="list-style-type: none"> <li>• Project would create a drastic increase in Traffic</li> <li>• There would be smell from the trash</li> <li>• The project would create noise from the facility and traffic</li> <li>• There would be an intrusion of spillover light from the site</li> <li>• Property values would decrease in the area</li> <li>• It was suggested that the facility be split up into smaller groups. Two uses here and two somewhere else</li> <li>• Trash accumulation on neighboring streets due to Republic trucks not covering their loads.</li> <li>• Hours of operation were a concern.</li> <li>• Release of individuals from the Detention facility, transport of those individuals as well as "housing" - how long would they be staying at the detention center before being sent to the downtown facility?</li> </ul>

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	131.7

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Gravel Pit	PCD (Planned Community Development)	R-U (Rural Open Land)
East	215-Beltway	R (Rural Density Residential)	R-U (Rural Open Land)
West	Undeveloped Gravel Pit	RC (Resource Conservation)	R-U (Rural Open Land)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>	X		Y
<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 City of Las Vegas filed an application with the Bureau of Land Management to lease or purchase the subject property on 03/22/06. At that time, the intent was for the subject property to be used for a park. That application was never processed by the Bureau of Land Management because other potential public facility uses were identified for the subject property. The lease application will not be processed by the Bureau of Land Management until a general Plan Amendment, Rezoning, and a Site Development Plan Review have been completed by the City of Las Vegas. Some of this information was erroneously included previously, which has led to confusion regarding the future of the subject property. That information has been removed and explained in this report. It is noted that only the General Plan Amendment and Rezoning are moving forward at this time. The required Site Development Plan Review will be completed at a undetermined future date.

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The proposed General Plan Amendment is from PCD (Planned Community Development) to PF (Public Facilities). It is important to note that this General Plan Amendment only considers that proposed land use change and does not have a bearing on a specific project for the site at this time. This application only serves to change the land use designation to allow a future public/quasi-public facility. The proposed land use change is considered compatible with the area. There is a related Rezoning (ZON-25626) that would change the zoning district for this site from U (Undeveloped) to C-V (Civic), which is compatible with the Public Facilities land use designation.

### **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,
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 is from the PCD (Planned Community Development) General Plan designation to the PF (Public Facilities) General Plan Designation. The PCD (Planned Community Development) land use designation would allow a mix of residential uses that maintains a density of two to eight dwelling units per gross acre. The proposed Public Facilities land use category allows for large governmental building sites and complexes with uses that are public or semi-public.

The site is bordered on the north and south by Planned Community Development land uses and on the west by Resource Conservation land use. To the east is Rural Density residential land use; however, this property is the 215-Beltway. This proposed Public Facilities land use is compatible with adjacent land use designations.

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**In regard to 2:**

The PF (Public Facilities) land use designation would only permit the C-V (Civic) zoning district. The land to the north is zoned U (Undeveloped). The land on the other three sides of the development is all within the jurisdiction of Clark County. The uses on that land are undeveloped, a gravel pit, and the 215-Beltway. The proposed Civic district is compatible with the adjacent zoning districts.

**In regard to 3:**

The proposed land uses would be served by a small stub of Ann Road west of the 215-Beltway and would feed directly onto the 215-Beltway, through the proposed Ann road interchange. This interchange would adequately serve the traffic needs of the proposed project.

**In regard to 4:**

There are no other applicable plans or policies that affect the proposed development.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED                    2**

**ASSEMBLY DISTRICT                    4**

**SENATE DISTRICT                    9**

**NOTICES MAILED                    38**

**APPROVALS                    1**

**PROTESTS                    4**