

*City of Las Vegas*

**AGENDA MEMO**

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

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: Tabled - Renotification - ZON-25626 - Applicant:**

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

---

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

**STAFF RECOMMENDATION: APPROVAL**

**ZON-25626 - Staff Report Page One**  
**July 24, 2008 - Planning Commission Meeting**

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

**PROJECT DESCRIPTION**

This is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to C-V (Civic) on 131.7 acres 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 A companion Site Development Plan Review (SDR-25627) application was withdrawn.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 and 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> </ul> <p>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?</p>

NG

**ZON-25626 - Staff Report Page Two**  
**July 24, 2008 - Planning Commission Meeting**

<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.

NG
----



**ZON-25626 - Staff Report Page Three**  
**July 24, 2008 - Planning Commission Meeting**

The proposed Rezoning is from U (Undeveloped) to C-V (Civic). It is important to note that this Rezoning only considers that proposed zone change and does not have a bearing on a specific project for the site at this time. This application only serves to change the zoning to allow a future public/quasi-public facility. The proposed zone change is considered compatible with the area. There is a related General Plan Amendment (GPA-25625) that would change the land use designation for this site to PF (Public Facilities), which is compatible with the C-V (Civic) district.

## **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.**

With approval of the companion General Plan Amendment (GPA-25625) to a PF (Public Facilities) land use designation, the proposal will conform to 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 subject site currently borders a gravel pit on the south. The site is separated from the residential to the east by the 215-Beltway. The proposed uses will be compatible with uses typically allowed in the C-V (Civic) district and will be compatible with the surrounding area.

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

Growth in the City has occurred primarily in the northwest area, which is the proposed location of the project. There is a great need in this portion of the City for civic uses that this Rezoning would allow in order for these resources to run efficiently and effectively.

**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 proposed land uses would be served by a small stub of Ann Road, an 80-foot Secondary thoroughfare as designated by the Master Plan of Streets and Highways Plan, west of the 215-Beltway and feed directly onto the 215-Beltway through the proposed Ann road interchange. This interchange would adequately serve the traffic needs of the proposed project.

**ZON-25626 - Staff Report Page Four**  
**July 24, 2008 - Planning Commission Meeting**

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**            2

**ASSEMBLY DISTRICT**            4

**SENATE DISTRICT**            9

**NOTICES MAILED**            38

**APPROVALS**            1

**PROTESTS**            4