

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JULY 10, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-28312 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

**STAFF RECOMMENDATION: APPROVAL**, subject to:

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-28311), Site Development Plan Review (SDR-28313) and Waiver (WVR-28569) shall be required.

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

**PROJECT DESCRIPTION**

This is a request to Amend a portion of the Southeast Sector Plan of the General Plan from R (Rural) to PF (Public Facilities). This proposal is in conjunction with a request for a Rezoning of the subject parcel from RPD-2 (Residential Planned Development 2-Units Per Acre) to C-V (Civic) as well as a request for a Site Development Plan Review (SDR-28313) for a proposed public park. The subject site is a 3.98 acre parcel located on an undeveloped property adjacent to the Las Vegas Wash, south of Harris Avenue west and of Nettie Avenue. The site is adjacent to a public middle school and the Las Vegas Wash which will also be the future site of the Las Vegas Wash regional trail. The proposed park and trailhead will allow the City of Las Vegas to provide a vital link in a very important trail project designed to serve all of Clark County. Staff recommends approval of this application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
12/18/02	The City Council approved a Rezoning (Z-0041-02) to R-PD2 (Residential Planned Development 2 Units Per Acre) and a Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development on this site. The Planning Commission recommended approval and staff recommended denial of these requests.
08/09/02	A request was made for an amendment to a portion of the Southeast Sector Plan of the General Plan from R (Rural) to L (Low Density Residential) on 3.98 acres located south of Harris Avenue and east of the Las Vegas Wash, General Plan Amendment (GPA-0018-02). The Planning Commission accepted a withdrawal without prejudice of the application.
11/21/02	A Request for a Variance (VAR-1031) to allow zero square feet of open space was stricken from the agenda.
02/02/05	The City Council approved a request for an Extension of Time (EOT-5844) of an approved Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development the subject site. Staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
The subject site has not been assigned an address and therefore has no relevant building permit or business license history.	
<b><i>Pre-Application Meeting</i></b>	
05/14/08	The requirements for a General Plan Amendment, Rezoning and Site Development Review were conveyed to the applicants representative.

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<b><i>Neighborhood Meeting</i></b>	
06/09/08	The meeting was held at 5:30 pm at Rafael Rivera Community Center located at 2900 Stewart Ave. The neighborhood meeting was conducted by staff members of the City of Las Vegas Public Works and Planning & Development Departments. The meeting was attended by three area residents. The residents expressed support of a park at this location, however they expressed concerns about security of the park, and possible issues with homeless individuals. The residents also expressed a desire to see more equestrian access to the park, and discussed how the property is currently utilized by horse owners in the area. A desire to preserve a rural feel to the area was expressed as well.
<b><i>Field Check</i></b>	
05/03/08	Staff found the site to be undeveloped and was secured by a temporary chain link fence. There are several salt cedar bushes on the site along with a small amount of trash and debris.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	3.98

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	R (Rural Density Residential)/Proposed: PF (Public Facility)	R-PD2 (Residential Planned Development 2 -Units Per Acre)/ Proposed C-V (Civic)
North	Public Middle School	PF (Public Facilities)	C-V (Civic)
South	Flood Control Facility, and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)
East	Single-Family Homes	R (Rural Density Residential)	R-E (Residence Estates)
West	Flood Control Facility, and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A

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<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	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

## ANALYSIS

The subject undeveloped property is located to the east of the Las Vegas Wash, south of Harris Avenue and west of Nettie Avenue and is intended to serve as a neighborhood park. Future plans for the wash include construction of the Las Vegas Wash Trail. The trail is a 20-mile planned trail that will allow residents to travel along it from the subject site to the Floyd Lamb State Park to the North and to the Clark County Wetland Park and Lake Mead National Recreation Area to the South. The proposed park site will serve as a trailhead for the adjacent Las Vegas Wash trail. To the north of the subject site there is a public middle school, Dell H. Robinson. This proposed development will allow the City of Las Vegas to provide a much needed neighborhood park to this primarily residential area, as well as provide additional recreational opportunity to the students of the adjacent middle school. Staff recommends approval of this application.

### **Trails Element of the City of Las Vegas 2020 Master Plan**

The proposed park and trailhead will allow the City of Las Vegas to provide a much needed neighborhood park, in addition to a vital link in a very important trail project designed to serve all of Clark County. This proposed neighborhood park meets the Las Vegas 2020 Master Plan objective to promote the acquisition and development of land for parks in central city locations, and to integrate future parks with the trails system and provide appropriate amenities along the trail.

### **Las Vegas 2020 Master Plan Parks Element**

Las Vegas has experienced extraordinary growth over the past several decades. From 1990 to 1998 alone there was a 50% increase in population. There were 29 parks in 1990 and currently there are 49 parks. Because of the growth and changes that have taken place in the community the planning and placement of parks, trails and other open space opportunities is very important to maintain a high quality of life for residents of Las Vegas. That is why the Master Plan Parks element was developed and enacted.

The Parks Element evaluates the present parks system in light of recognized national standards and identifies the adequacies and deficiencies of the present system. It evaluates the spatial distribution, accessibility, location, quantity, size and facilities of the communitys existing parks. Projections of the functional needs based on the national standards were then made to the year 2020, accounting for local conditions, constraints and preferences.

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The park and recreational needs of neighborhoods differ, mature areas might need improved access to park and recreational opportunities, however providing such opportunities can be challenging. In this case the Las Vegas Wash Park and Trailhead provides a wonderful opportunity to add more open space and access to a the regional trail system to an area that does have needs according to the Parks Element of the Las Vegas 2020 Master Plan.

The Parks Element concludes that a ratio of 2.5 acres of strategically located neighborhood, community and regional park space for every 1,000 residents, as adopted by the Southern Nevada Strategic Planning Authority, is both a realistic and attainable goal. It also concludes that the national standard of one to two acres of neighborhood park space for each 1,000 residents should be strictly followed; state and federal parks and reserves already provide abundant regional recreational opportunity. Currently the City of Las Vegas has a ratio of 1.1 acres per 1,000 residents.

All together, the Parks Element identifies a need for an additional 1,550 acres of park land in the next 20 years. In the Southeast Sector, this additional acreage required at build out is expected to be 440 acres. This proposed public park will provide an additional 3.98 acres towards the remaining 176 acres needed to meet the plan goal. This project represents an opportunity to fulfill a goal under Acquisition Priorities which is to obtain park land while the land is still available and then develop a park as the population demands,.

## **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:**

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The proposed density is compatible with the surrounding residential community, and will serve area residents and add much needed open space to their area.

**In regard to 2:**

A companion item has been submitted with this proposed Amendment to the General Plan, requesting a Rezoning from R-E (Residence Estates) to C-V (Civic). The proposed zoning is compatible with the existing adjacent land uses.

**In regard to 3:**

This proposed amendment to the General Plan will allow for greater access to recreation and a regional trail (transportation) for the neighborhoods, and the public school surrounding the site. The use and density is appropriate for this area. The site gains access from the east by Nettie Avenue which is a 60-foot wide local street and from the north Harris Avenue which is a local collector street. These roadways are adequate to carry the added traffic this proposed development will generate.

**In regard to 4:**

This General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element) by providing much needed open space and access to regional trail facilities to an area which presently has no such amenities.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2**

**ASSEMBLY DISTRICT 14**

**SENATE DISTRICT 10**

**NOTICES MAILED 421**

**APPROVALS 4**

**PROTESTS 2**