

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-28311 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION:

APPROVAL, subject to:

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-28313) Waiver (WVR-228569) shall be required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-PD2 (Residential Planned Development - 2 units per acre) to CV (Civic) on 3.90 acres of property generally located on the southeast corner of Marion Drive and Harris Avenue. This proposal is in conjunction with a request for a General Plan Amendment (GPA-28312) to Amend a portion of the Southeast Sector Plan of the General Plan from R (Rural) to PF (Public Facilities), a Waiver (WVR-28569) of Title 18.12.130 to allow a public street to terminate with a non-standard cul-de-sac, as well as a request for a Site Development Plan Review (SDR-28313) for a proposed public park.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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.
<i>Related Building Permits/Business Licenses</i>	
The subject site has not been assigned an address and therefore has no relevant building permit or business license history.	
<i>Pre-Application Meeting</i>	
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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Neighborhood Meeting	
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.
Field Check	
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.

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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	Dell H. Robinson Junior High 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)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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

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.

- **Master Plan Compliance**

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

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based on the national standards were then made to the year 2020, accounting for local conditions, constraints and preferences.

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,.

- **Zoning**

The C-V (Civic) 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 (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V District is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V District is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

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The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Both the Rezoning and the General Plan Amendment request meet the intent of the policies and objectives of the Las Vegas 2020 Master Plan (Parks Element); therefore staff recommends approval.

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.

This proposed rezoning is to enable the City of Las Vegas to build a park and a regional trailhead on an undeveloped parcel, that will serve the community in the immediate vicinity and at large. This application is in conformance with the proposed general plan amendment.

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 C-V (Civic) 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. These uses are compatible with the surrounding primarily residential area

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

Valley wide growth has created a need for more park space, open space and trail facilities throughout the region. This Rezoning will allow the City of Las Vegas to construct a park and trailhead on the subject site in an effort to keep pace with the needs of the community.

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.

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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.

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

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APPROVALS 4

PROTESTS 2