

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-29587 APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

**** 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 0.30 acres generally located on the northeast corner of Grand Montecito Parkway and Durango Drive. The proposed rezoning conforms to the Town Center Master Land Use Plan and General Plan; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Rezoning is located east of this realignment at Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	
<i>Pre-Application Meeting</i>	
08/05/08	A pre-application meeting was held to discuss the requirements of submitting a Rezoning request on the subject property.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/02/08	A field check was performed by staff at the subject property. This parcel is currently an undeveloped site with natural desert landscaping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	TC (Town Center)	U (Undeveloped) Zone [PF-TC (Public Facilities Town Center)] Special Land Use Designation

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North	Shopping Center (Under Construction)	TC (Town Center)	T-C (Town Center) [SC -TC (Service Commercial Town Center)] Special Land Use Designation
South	Undeveloped Land	TC (Town Center)	T-C (Town Center) [PF -TC (Public Facilities Town Center)] Special Land Use Designation
East	Undeveloped Land	TC (Town Center)	T-C (Town Center) [PF -TC (Public Facilities Town Center)] Special Land Use Designation
West	Shopping Center (Under Construction)	TC (Town Center)	T-C (Town Center) [SC -TC (Service Commercial Town Center)] Special Land Use Designation
	Undeveloped Land	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential) General Plan Designation]

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

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ANALYSIS

The applicant is request a Rezoning from U (Undeveloped) Zone [PF-TC (Public Facilities Town Center)] Special Land Use designation to T-C (Town Center). The PF-TC (Public Facilities Town Center) Special land Use Designation allows for public and/or quasi public purposes. This parcel is intended to become a part of a 31 acre park, which will have assortment of baseball fields and associated recreation amenities. 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 PF-TC (Public Facilities 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 PF-TC (Public Facilities Town Center) Special Land Use Designation is intended to accommodate any property which is used for a Public and/or Quasi Public purpose. This request would allow compatibility with all of the surrounding land uses including T-C (Town Center) and U (Undeveloped) [L (Low Density Residential) General Plan designation] zoning districts.

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

The proposed Rezoning to T-C (Town Center) will allow conformance to the Town Center Development Standards and the General Plan. This Rezoning will allow the future development of this site as permitted by the PF-TC (Public Facilities Town Center) Special Land Use designation.

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 by Grand Montecito Parkway, a 90-foot wide Frontage Road as designated by the Town Center Development Standards Manual and Durango Drive, a 120-foot wide Parkway Arterial as designated by the Master Plan of Streets and Highways. These roadways are more than adequate for the subject parcel and the proposed T-C (Town Center) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 79

APPROVALS 0

PROTESTS 0