

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-29582 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on approximately 8.20 acres on the northwest corner of Tropical Parkway and Durango Drive. There is an associated application requesting a Rezoning (ZON-29584) from U (Undeveloped) [L (Low Density Residential) General Plan designation] to C-V (Civic). The proposed Rezoning and anticipated civic use are consistent with the proposed land use designation of PF (Public Facilities). Therefore, staff recommends approval of this amendment.

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 west of this realignment at Tropical Parkway and Durango Drive. 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 General Plan Amendment request on the subject property.

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Neighborhood Meeting	
Meeting Start: 5:32pm	
Meeting End: 5:55pm	
Representatives: Applicant (CLV): 2 (1-Office of Architectural Services , 1-Ward 6 Liaison)	
General Public: 4 attendees	
Staff: 1 (Planning and Development)	
<p>A presentation was made by staff members regarding the change in land use designation and the Rezoning. A site plan was displayed, depicting a proposed park facility on the site. The following questions and comments were raised by the public:</p> <p>Questions were raised about the number of parking spaces provided on site; the applicant responded that about 25-35 spaces would be available. A resident asked about picnic facilities; the applicant indicated that a ramada would be constructed with picnic tables underneath. Questions were asked about access from Bonita Vista; it was indicated that pedestrian access would be available from Bonita Vista, but that vehicular access would only be available from Durango. Questions were raised about the development schedule; the applicant indicated that funds were limited, so the park would be built in phases, and it was hoped that the first phase would begin construction by May 2009. A concern was noted about control of the facility; it was indicated that the city would construct and maintain the facility, and that the Marshals would patrol the facility. Questions were also raised about the proposed Little League facility to be located on the east side of Durango.</p>	
Field Check	
09/02/08	A field check was performed by staff at the subject property. This parcel is currently an undeveloped site in natural desert condition. Staff found evidence of illegal dumping and small amounts of trash and debris.

Details of Application Request	
Site Area	
Net Acres	8.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	L (Low Density Residential)	Undeveloped [L (Low Density Residential) General Plan Designation]
North	Undeveloped Land Anticipated City Park Use	SC-TC (Service Commercial-Town Center)	T-C (Town Center)

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South	Single-Family Residential	L (Low Density Residential)	RE (Rural Estates Residential 2 Units Per Acre) - Clark County
East	Undeveloped Land - Anticipated City Park Use	PF-TC (Public Facilities-Town Center)	T-C (Town Center)
West	Single Family Residential	L (Low Density Residential)	RE (Rural Estates Residential 2 Units Per Acre) - Clark County

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

ANALYSIS

This request is for a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) on an 8.20 acre parcel located on the Centennial Hills Sector Map of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The documentation submitted with this application indicates that the subject site is intended to be utilized as part of a 31-acre park complex. That park is anticipated to have an assortment of baseball fields and associated recreation amenities which will be subject to a future Site Development Plan Review. This anticipated recreational amenity is intended to serve the growing northwestern part of the valley.

The PF (Public Facilities) General Plan designation is generally compatible with the surrounding residential uses and the anticipated use designation; therefore, staff supports this General Plan Amendment.

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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 to PF (Public Facilities) allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The adjacent designations include PF (Public Facilities) to the north and east and residential to the south and west, which are compatible with the proposed designation.

In regard to 2:

The zoning district applicable under the proposed General Plan designation is a C-V (Civic) district. There is an associated application requesting a Rezoning (ZON-29584) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic). If that application is approved, the subject site will have the appropriate land use designation. Surrounding land use is residential and is compatible with the proposed C-V (Civic) Zoning allowed by the General Plan Amendment, if approved.

In regard to 3:

Access to the property is provided by Tropical Parkway, an 80-foot wide Secondary Collector Road 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 PF (Public Facilities) General Plan Designation, and the proposed C-V (Civic) Land Use Designation.

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In regard to 4:

The proposed amendment complies with the following objectives of the Centennial Hills Sector Plan, the Las Vegas 2020 Master Plan and the Parks Element of the Las Vegas 2020 Master Plan.

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Policies and Programs for Recreation and Open Space in Centennial Hills:

Objective A: Continue to provide an adequate and diverse system of parks, open space, recreation facilities and services at the local, district, and regional levels.

- **Las Vegas 2020 Master Plan Focus of the Master Plan**

Objective 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.

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

Under Acquisition Priorities, acquiring the park land for Community Parks while the land is still available and then developed as the population in the area served by the park expands.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 97

APPROVALS 0

PROTESTS 0