

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-29584 - 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) [L (Low Density Residential) General Plan designation] to C-V (Civic) on 8.20 acres generally located on the northwest corner of Tropical Parkway and Durango Drive. There is an associated request for an Amendment to the General Plan (GPA-29582) from L (Low Density Residential) to PF (Public Facilities). The proposed rezoning conforms to the proposed PF (Public Facilities) land use designation; 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 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 Rezoning 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)
South	Single-Family Residential	L (Low Density Residential)	RE (Rural Estates Residential 2 Units Per Acre) - Clark County

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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			
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

**The Subject site is not included in the Town Center Master Plan Area; however, Durango Drive adjacent to this site, is designated as a Parkway Arterial (120) within the plan. Therefore, the streetscape standards for Town Center Parkway Arterial (120) shall apply to the site along Durango Drive.*

ANALYSIS

The applicant is requesting a Rezoning from U [Undeveloped (L (Low Density Residential) General Plan designation)] to C-V (Civic). This parcel is intended to become a part of a 31 acre park, which will have an assortment of baseball fields and associated recreation amenities which will be subject to a future Site Development Plan Review. The Subject site is located on the Centennial Hills Sector Map of the General Plan. A companion General Plan Amendment (GPA-29582), if approved, would change the land use designation from L (Low Density Residential) to PF (Public Facilities) on 8.2 acres. The anticipated use of this property is an appropriate public purpose and the C-V (Civic) zoning district is compatible with the existing residential developments in the area; therefore, staff is in support of this request.

- **Centennial Hills Sector Plan**

5.3 Goals, Objectives, Polices 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.

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- **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.

- **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.

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 Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

The applicant has not proposed any development standards associated with this Rezoning; therefore, the development standards for this property will be established through a future Site Development Plan Review.

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.

Currently the Centennial Hills Sector Plan designates the subject site for a L (Low Density Residential) land uses. However there is an associated application for a General Plan (GPA-29582) from L (Low Density Residential) to PF (Public Facilities). The proposed C-V (Civic) zoning would be in conformance with the proposed PF (Public Facilities) land use designation.

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 proposed Rezoning will be compatible with the residential developments and the adjacent C-V (Civic) zoning district in this area.

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

Growth and development factors in this area indicate a need for more parks and open spaces in this area of the city.

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 Tropical Parkway, an 80-foot wide Secondary Collector as designated by the Master Plan of Streets and Highways and Durango Drive, a 120-foot wide Parkway Arterial as designated by the Town Center Master Plan. These roadways are more than adequate for the subject parcel and the proposed C-V (Civic) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

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NOTICES MAILED 97

APPROVALS 0

PROTESTS 0