

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 18, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-31439 - APPLICANT: CITY OF LAS VEGAS - OWNER:
BUREAU OF LAND MANAGEMENT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning from U (Undeveloped) zone [PR-OS (Parks/Recreation/Open Space) General Plan designation] and U (Undeveloped) zone [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) and PD (Planned Development) on 257.12 acres at the northeast corner of Alexander Road and Vegas Vista Trail. The proposed Rezoning will allow for use by Clark County, and is currently planned for Lone Mountain Park; therefore, staff recommends approval of the Rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/97	The City Council approved a Rezoning (Z-0033-97) under Resolution of Intent to PD (Planned Development) zone as part of a larger request for property generally located on the north side of Cheyenne Avenue, east and west of Hualapai Way. The Planning Commission recommended approval.
08/22/02	The City Council approved a request to Amend the Master Plan of Streets and Highways (MSH-0003-02) to designate Lone Mountain Road as an 80-foot wide Secondary Collector Roadway from the Western Beltway to the Westernmost City Limit. Planning Commission recommended approval.
08/20/04	Code Enforcement processed a complaint (#20547) regarding noise and hours of operation at an adjacent gravel pit for APN 137-01-501-001. The case was resolved on 08/27/04.
09/09/05	Code Enforcement processed a complaint (#34402) for dumping and debris for APN 137-01-501-001. The case was resolved on 11/10/05.
10/10/05	Code Enforcement processed a complaint (#35234) for dumping and debris for APN 137-01-801-009. The case was resolved on 10/12/05.
04/07/08	Code Enforcement processed a complaint (#64199) for storage of a semi-truck on vacant land at APN 137-01-801-009. The case was resolved on 04/10/08
01/26/05	Code Enforcement processed a complaint (#25494) for dumping and debris for APN 137-01-801-010. The case was resolved on 02/09/05.
04/08/05	Code Enforcement processed a complaint (#28425) for dumping and debris for APN 137-01-801-010. The case was resolved on 06/06/05.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site.	

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<i>Pre-Application Meeting</i>	
A pre-application meeting was not required as this application has been initiated by the City of Las Vegas.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was neither required nor held for this request.	

<i>Field Check</i>	
11/06/08	A field check was conducted by staff, and the subject site was noted to be vacant and undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	257.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	PR-OS (Parks, Recreation, Open Space)	U (Undeveloped) zone [PR-OS (Parks/Recreation/Open Space) General Plan designation], U (Undeveloped) zone [PR-OS (Parks/Recreation/Open Space) General Plan designation] [P (Park/School/Recreation/Open Space) Lone Mountain Special Land Use designation] and U (Undeveloped) zone [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development) [P (Park/School/Recreation/Open Space) Lone Mountain Special Land Use Designation]

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North	Vacant	PCD (Planned Community Development) and R (Rural Density Residential)	U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) zone [R (Rural Density Residential) General Plan Designation]
South	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development)
East	Vacant	PF CC (Public Facilities Clark County)	R-E [Clark County]
			P-F [Clark County]
		R (Rural Density Residential)	P-F [Clark County]
West	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development)
	Single-Family Residences	MLA (Medium Low Density Residential)	R-PD12 (Residential Planned Development - 12 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
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

**This application is for Rezoning only; the required trails associated with the subject site will be addressed in a future Site Development Plan Review.*

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DEVELOPMENT STANDARDS

The minimum development standards for property in the C-V (Civic) 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 standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

The minimum development standards for property in the PD (Planned Development) district are established by the approval of a Master Development Plan and Development Standards; a future Site Development Plan Review will be required to meet the minimum development standards of the Lone Mountain Master Plan for those parcels within the plan area.

ANALYSIS

This is a request for Rezoning from U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) and PD (Planned Development) for a subject site consisting of four parcels totaling approximately 257 acres, and will allow for use by Clark County, currently planned for Lone Mountain Park. Staff is recommending approval of the request.

The two northern parcels of the subject site, or approximately 235 acres, are being brought forward to be rezoned to the C-V (Civic) zoning district. 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, this 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 existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

The two southern parcels of the subject site, or approximately 22 acres, are being brought forward to be rezoned to the PD (Planned Development) zoning district, as they are located within the established boundaries of the Lone Mountain Master Plan area. The PD (Planned Development) zoning district is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. It is further intended to encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features and provide for development which enhances neighborhood areas. The PD (Planned Development) district is the zoning mechanism for implementing the Lone Mountain Master Development Plan. The two parcels have a Lone Mountain Land Use designation of P (Park/Recreation/School/Open Space), which allows for publicly dedicated open space uses, including parks, and which are compatible with the PR-OS (Parks/Recreation/Open Space) General Plan designation.

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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 C-V (Civic) district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation. The PD (Planned Development) zoning district is appropriate for property located within the boundaries of the Lone Mountain Master Plan area, and has a Lone Mountain Special Land Use designation of P (Parks/School/Recreation/Open Space). The uses allowed by the P (Parks/School/Recreation/Open Space) Lone Mountain Land Use designation are compatible with the uses allowed by the PR-OS (Parks/Recreation/Open Space) General Plan 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 use of the site for a regional park is compatible with the surrounding residential land uses and zoning districts. It will provide recreational activities and open space for the surrounding areas.

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

The rapid development of the northwest sector of the City of Las Vegas, especially residential development, has resulted in the need for additional opportunities for recreational activity and open space to serve the needs of residents in the area. The Rezoning will allow for use by Clark County, currently planned for Lone Mountain Park.

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.

The site is accessed to the north by Lone Mountain Road and to the south by Alexander Road, both designated as 80-foot Secondary Collectors by the Master Plan of Streets and Highways. Vegas Vista Trail, designated as a 60-foot Local Street by the Master Plan of Streets and Highways, provides secondary access from the southwest. These streets are adequate in size to provide access to the property.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 1,344

APPROVALS 0

PROTESTS 0