



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-32105 - APPLICANT: LAS VEGAS VALLEY WATER

DISTRICT - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) on 1.0 acre of property located at 7465 Peak Drive. A companion application to Rezone (ZON-32106) the site from the C-1 (Limited Commercial) district to the C-V (Civic) district has also been submitted by the applicant. The water pumping facility has been in operation on site since 1995. Staff finds the proposed use complies with the proposed PF (Public Facilities) General Plan designation, as well as the proposed C-V (Civic) land use designation, and is compatible and harmonious with the surrounding area; therefore, recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/27/88	The City Council approved a request to Rezone (Z-0096-88) the subject parcel as part of a larger request from N-U (Non-Urban) [under Resolution of Intent to C-PB (Planned Business Park)] to C-1 (Limited Commercial). The Planning Commission recommended denial.
08/02/89	The City Council approved a request for a Review of Condition [Z-0096-88(1)] to amend a condition prohibiting the sale of the subject property as part of a larger area for a five year period to three years.
09/24/92	The Planning Commission approved a request for a Site Development Plan Review [Z-0096-88(2)] for a water pumping facility. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
c. 1995	Water pumping facility constructed on the subject site.
<i>Pre-Application Meeting</i>	
10/15/08	The requirements for General Plan Amendment and Rezoning applications were discussed with the applicant.
<i>Neighborhood Meeting</i>	
01/06/09	A neighborhood meeting was hosted with one representative of the applicant and one member of the Planning and Development Department, no members of the general public attended the meeting. Requirements for conducting the meeting notification mailing were met and the location was appropriate.

<i>Field Check</i>	
12/17/08	Staff conducted a field check and found the subject site to be in use as a water pumping facility. The site was secured with a chain-link fence and the landscaping on site was well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.0

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Water Pumping Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	City Park	PF (Public Facilities)	C-V (Civic)
South	Technology Park/Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Technology Park/Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Technology Park/Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	X		Y*
A-O (Airport Overlay) 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

** Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.*

*** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.*

ANALYSIS

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) on a 1.0 acre property located at 7465 Peak Drive. 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 PF (Public Facilities) General Plan designation is generally compatible with the surrounding office/tech park uses, as well as the adjacent City Park; therefore, staff supports this General Plan Amendment.

The applicant is also requesting Rezoning (ZON-32106) from C-1 (Limited Commercial) to C-V (Civic). The parcel currently houses a water pumping facility, which serves the surrounding area. The existing water pumping facility is a permissible use with the C-V (Civic) zoning district, which is compatible with the proposed PF (Public Facilities) General Plan designation. As this request will bring the existing use on the site into conformance with Title 19 and the General Plan, staff is recommending approval.

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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,**

The density and intensity of the proposed General Plan Amendment request to re-designate the subject site to PF (Public Facilities) is compatible with the adjacent LI/R (Light Industry/Research) and PF (Public Facilities) land use designations.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, 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 standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of the appropriate standards.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The existing use of the subject site is a water district pumping facility, which will not have a major impact on any area facilities. The site will generate only occasional traffic of maintenance vehicles and does not require access to public transportation as no employees will be stationed on site. The subject site provides a necessary utility service to the surrounding area.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed General Plan Amendment conforms to all adopted city plans and policies.

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ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 66

APPROVALS 1

PROTESTS 0