

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32106 - APPLICANT: LAS VEGAS VALLEY WATER
DISTRICT - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning from C-1 (Limited Commercial) to C-V (Civic). The parcel currently houses a water pumping facility, which serves the surrounding area. The subject site is located within the Southwest Sector Plan of the General Plan. 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. Staff finds the existing use complies with the proposed PF (Public Facilities) General Plan designation, as well as the proposed C-V (Civic) zoning district, and is compatible and harmonious with the surrounding area; therefore, staff 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.

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

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)

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

The subject site is located within the Southwest Sector Plan of the General Plan and has a current designation of SC (Service Commercial). A companion General Plan Amendment (GPA-32105) to change the designation to PF (Public Facilities) has been submitted. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities and other uses considered public or semi-public such as libraries and public utility facilities.

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This is a proposal to Rezone the site from C-1 (Limited Commercial) to C-V (Civic). The proposed C-V (Civic) zoning 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 electric transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation. This request and is compatible and harmonious with the surrounding area and complies with all City of Las Vegas plans and policies; therefore, staff is recommending approval of this request.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V (Civic) 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 (Civic) 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 (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 Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Any future development of the site will require a Site Development Plan Review and appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required from the Public Works department.

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 C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. This proposed Rezoning from C-1 (Limited Commercial) to C-V (Civic) will bring the zoning into compliance with the proposed P-F (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.**

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The proposed C-V (Civic) zoning 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. The existing water pumping facility at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the existing PF (Public Facilities) General Plan designation. This request will bring the existing use into conformance with Title 19 and the General Plan.

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

The subject site provides utility service to the surrounding area which has experienced steady growth since the facility was constructed in 1995.

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 proposed and existing use of the subject site is a water district pumping facility which will not have a major impact on any area facilities. The subject site is accessed by a maintenance driveway from Peak Drive, which has been identified by the Master Plan of Streets and Highways as an 80-foot Secondary Collector which is more than adequate to carry any traffic generated by this facility.

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 66

APPROVALS 1

PROTESTS 0