

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-33478 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment to change the General Plan designation from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space) on 0.16 acres located north of the Las Vegas Wash at the southwest end of Sandhill Road. The subject site is a portion of a larger proposed city park, and the applicant has also submitted requests for a Rezoning (ZON-33479) to C-V (Civic) of a portion of the park site that is currently right-of-way, a Waiver (WVR-33480) of the Title 18.12.130 requirement to allow public streets to not terminate in a cul-de-sac, and a Site Development Plan Review (SDR-33481) for a proposed city park. Staff is recommending approval of this request as the proposed PR-OS (Parks/Recreation/Open Space) General Plan designation is appropriate for the development of the site as a city park, and is compatible with the surrounding residential land uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/08	The City Council approved requests for a General Plan Amendment (GPA-27207) from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space) and a Rezoning (ZON-27211) from R-E (Residence Estates) to C-V (Civic) on 4.91 acres located on the east side of Sandhill Road, adjacent to the north side of the Las Vegas Wash. Planning Commission and staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
02/03/09	A pre-application meeting was held to discuss the application requirements for a city park, including a General Plan Amendment, Rezoning, Waiver of Title 18 standards and Site Development Plan Review.

<i>Neighborhood Meeting</i>	
03/03/09	A neighborhood meeting was held from 6:00 to 6:30 pm at the Rafael Rivera Community Center, Room A, located at 2900 Stewart Ave, Las Vegas, Nevada 89101. There were four representatives for the applicant and one staff member from the Planning and Development Department in attendance. No members of the general public attended.

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Field Check	
03/05/09	A field check was conducted by staff. The subject site is vacant and undeveloped land on either side of the Las Vegas Wash. The site was generally clean, but there was some graffiti located on the perimeter walls along the wash.

Details of Application Request	
Site Area	
Gross Acres	0.16 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW (Las Vegas Wash)	ML (Medium Low Density Residential)	ROW (Las Vegas Wash)
North	Apartments	ML (Medium Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units per Acre)
South	ROW (Las Vegas Wash)	ROW - PF (Public Facilities)	ROW (Las Vegas Wash)
East	Undeveloped	PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)
West	ROW (Las Vegas Wash)	ROW - PF (Public Facilities)	ROW (Las Vegas Wash)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Trails	X		Y
Rural Preservation Overlay District (Buffer Area)	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a request for a General Plan Amendment to change the General Plan designation from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space) on 0.16 acres located north of the Las Vegas Wash at the southwest end of Sandhill Road. The subject site is a portion of a proposed city park, and the applicant has also submitted requests for a Rezoning (ZON-33479) to C-V (Civic) of a portion of the park site that is currently right-of-way, a Waiver (WVR-33480) of the Title 18.12.130 requirement to allow public streets to not terminate in a cul-de-sac, and a Site Development Plan Review (SDR-33481) for a proposed city park. The PR-OS

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(Parks/Recreation/Open Space) category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land. The C-V (Civic) zoning district that is proposed for the site is consistent with the PR-OS (Parks/Recreation/Open Space) General Plan designation, and will allow the proposed city park as a permissible use; therefore, staff is recommending approval of this request.

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 intensity of the proposed PR-OS (Parks/Recreation/Open Space) is compatible with the adjacent residential land uses.

In regard to 2:

The C-V (Civic) zoning district allowed by the proposed General Plan designation is compatible with the adjacent land uses and zoning districts. Pursuant to Title 19.06.020, 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 standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

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In regard to 3:

The site is accessed by Sandhill Road, an 80-foot Secondary Collector, and Henry Drive and Stevens Street, both Local Streets, as designated by the Master Plan of Streets and Highways, which are adequate to serve the requirements of the park use. The park will be served by existing utilities, transportation and other facilities, which are adequate for the park use.

In regard to 4:

There are no other plans or policies that would affect the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 1180

APPROVALS 0

PROTESTS 1