



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-33479 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning to C-V (Civic) on 4.06 acres of right-of-way located at the intersection of the Las Vegas Wash and Sandhill Road. The subject site is a portion of a larger proposed city park, and the applicant has also submitted requests for a General Plan Amendment (GPA-33478) to change the General Plan designation of a portion of the park site from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space), 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 C-V (Civic) zoning district is appropriate for development of the site as a city park, and is compatible with the surrounding residential zoning districts.

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	4.06 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW (Las Vegas Wash)	PF (Public Facilities) and ML (Medium Low Density Residential) [Proposed: PF (Public Facilities) and PR-OS (Parks/ Recreation/Open Space)]	ROW (Las Vegas Wash) [Proposed: C-V (Civic)]
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Apartments	ML (Medium Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units per Acre)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Undeveloped	PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)
	Undeveloped [Approved for a Church/House of Worship (SDR-19484)]	ML (Medium Low Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-2 (Medium-Low Density Residential)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Trails	X		Y

SG

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Rural Preservation Overlay District (Buffer Area)	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

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.

Pursuant to Title 19.06.020, the following standards are proposed:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	388,555 SF
Min. Setbacks	
• Front	105 Feet
• Side	315 Feet
• Corner	N/A
• Rear	200 Feet
Max. Building Height	1 Story (10 Feet)

ANALYSIS

This is a request for a Rezoning to C-V (Civic) on 4.06 acres of right-of-way located at the intersection of the Las Vegas Wash and Sandhill Road. The subject site is a portion of a larger proposed city park, and the applicant has also submitted requests for a General Plan Amendment (GPA-33478) to change the General Plan designation of a portion of the park site from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space), 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 proposed C-V (Civic) zoning district is consistent with the PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan designations, and will allow the proposed city park as a permissive use to facilitate recreational facilities and linkage to the Las Vegas Wash trail; therefore, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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1. The proposal conforms to the General Plan.

The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan designations.

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

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

The Rezoning will enable the development of the site as a city park to provide much needed recreation facilities for the adjacent surrounding community.

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 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 zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 1180

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APPROVALS 1

PROTESTS 1