



AGENDA MEMO

CITY COUNCIL MEETING OF: DECEMBER 16, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-36094 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 7.08 acre lot at 6320 Plaza Verde Place. The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic). The existing zoning of R-1 (Single Family Residential) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
03/05/71	The Board of Commissioners approved a reclassification of property (Z-0021-71) generally located on the northeast corner of Smoke Ranch Road and Torrey Pines Boulevard from R-E (Residential Estates) to R-1 (Single Family Residential). Planning Commission and staff recommended approval.
09/16/71	The park was transferred to City ownership by means of dedication on the recorded subdivision map for Torrey Pines Park Unit 1.
11/19/09	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #11/gk).
<i>Related Building Permits/Business Licenses</i>	
03/27/07	A building permit (#7001304) was issued for Shade Structures at 6320 Plaza Verde Place. This permit was completed on 11/15/07.
<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Field Check</i>	
10/15/09	Staff conducted a field inspection and noted a well maintained city park.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
A-O (Airport Overlay) District – 105 Feet	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

ANALYSIS

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, 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:

1. “The proposal conforms to the General Plan.”

The proposed C-V (Civic) zoning district is consistent with the existing 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 uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

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

The proposed Rezoning of the subject site will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation.

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 from Plaza Verde Place, a 51-foot Local Street. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

NOTICES MAILED

615 by City Clerk

APPROVALS

0

PROTESTS

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