

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MARCH 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-40469	Staff recommends APPROVAL.	

Staff Report Page One
March 16, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone City-owned property on the east side of Durango Drive, approximately 325 feet south of Regena Avenue from R-E (Residence Estates) to T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center), containing .53 acres. The parcels are currently undeveloped and no specific development proposals are being made in conjunction with this request. The parcel is adjacent on all sides to undeveloped land. As the proposed zoning conforms to the General Plan staff recommends approval. If denied, the lot will remain designated R-E (Residence Estates) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed T-C (Town Center) zoning would allow for conformance to the existing General Plan land use designation for this parcel, and is required for all property located within the Town Center Master Plan area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area from: ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial – Town Center) to: GC-TC (General Commercial – Town Center), SX-TC (Suburban Mixed Use – Town Center), SC-TC (Service Commercial – Town Center) and PF-TC (Public Facilities – Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive. The Planning Commission and staff recommended approval.
02/08/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 6/yk).

<i>Most Recent Change of Ownership</i>	
11/15/00	A deed was recorded for a change in ownership for 125-29-502-020.
11/30/00	A deed was recorded for a change in ownership for 125-29-502-025.

Staff Report Page Two
March 16, 2011 - City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
There is no activity on file for these parcels.	

<i>Pre-Application Meeting</i>	
12/14/10	Staff reviewed the requirements for a Rezoning application.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
01/13/11	Staff conducted a field check and found an undeveloped lot with where some excess dirt has been dumped. There were some small weeds and minor debris on the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.53

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	R-E (Residence Estates)
North	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	U (Undeveloped)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
	Park	PF (Public Facilities)	
East	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)
West	Undeveloped	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)

Staff Report Page Three
March 16, 2011 - City Council Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
T-C (Town Center) District	X		Y
Trails	X		N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

These parcels are remnants of the Durango Drive right-of-way acquisition. There is a multi-use trail and bike path located along this right-of-way. However, since no development proposal is being presented at this time, there is no impact.

If approved, this request would rezone the subject site from R-E (Residence Estates) to T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)]. Rezoning of this parcel is appropriate, as the proposed T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] zoning district is required for all properties within the Town Center Master Plan area, is consistent with the existing T-C (Town Center) General Plan designation and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

FINDINGS (ZON-40469)

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 site is designated TC (Town Center) on the General Plan. The proposed T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zoning designation is in conformance with the existing 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 potential uses allowed in the proposed T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] district are appropriate for the area.

Staff Report Page Four
March 16, 2011 - City Council Meeting

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

The subject site has a land use designation of TC (Town Center). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site, and is required for developments with the Town Center Master Plan area.

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.

Access to this site is provided from Durango Drive, a fully improved 120-foot wide Parkway Arterial as designated by the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED

42 (By City Clerk)

APPROVALS

0

PROTESTS

0