



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-36092 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

ZON-36092 - Staff Report Page One
November 5, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 2.58 acre lot at 5591 North Cimarron Road. The applicant is proposing to rezone the site from R-E (Residential Estate) to C-V (Civic). The existing zoning of R-E (Residential Estates) 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.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/12/98	City Council approved a Site Development Plan Review (SD-0034-98) for a city park at 5591 North Cimarron Road. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
12/22/99	A Building Permit (99024327) was issued for a 4,075 square foot City of Las Vegas park building. The permit was finaled on 06/27/00.
06/28/07	A Building Permit (7002100) was issued for three shade structures at 5591 North Cimarron Road. The permit was finaled on 08/30/09.
11/26/08	A Building Permit (129135) was issued for a non-work certificate of occupancy at 5591 North Cimarron Road. The permit was finaled on 11/26/08.
<i>Pre-Application Meeting</i>	
09/22/09	A pre-application meeting was conducted on the indicated date. The submittal requirements for a Re-zoning application were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one conducted.	
<i>Field Check</i>	
10/01/09	Staff conducted a field inspection and noted a well maintained city park in good condition.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.58

ZON-36092 - Staff Report Page Two
November 5, 2009 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residential Estates)
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	ML (Medium Low Density Residential)	R-PD5 (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>
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-E (Residential Estates) 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) district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan 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.

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

GK

ZON-36092 - Staff Report Page Three
November 5, 2009 - Planning Commission 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 PR-OS (Parks/Recreation/Open Space). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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 Cimarron Road, a 60-foot Right-of-Way. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 419

APPROVALS 1

PROTESTS 6