



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** 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.
<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.

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<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:

- The proposal conforms to the General Plan.**

GK

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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

617

APPROVALS

0

PROTESTS

1