

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 24, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-38058	Staff recommends APPROVAL.	N/A

Staff Report Page One
June 24, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently contains a junior high school on 17.82 acres located at 300 South Torrey Pines Drive. The applicant is requesting a Rezoning from R-E (Residence Estates) to the C-V (Civic) district. If denied, the site will retain its existing Zoning and General Plan designation. Staff recommends approval of this request, as the requested Rezoning is compatible with the adjacent surrounding zoning districts and the existing General Plan designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PF (Public Facilities)..
- The existing use of the subject site as an Elementary School is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/12/03	The Planning and Development Department staff approved an Administrative Site Development Plan Review (SDR-2265) for a 1,440 square-foot Modular Office Building at 300 South Torrey Pines Drive.

<i>Most Recent Change of Ownership</i>	
04/03/68	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
C.1963	The junior high school was constructed in 1963.

<i>Pre-Application Meeting</i>	
04/23/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

Staff Report Page Two
June 24, 2010 - Planning Commission Meeting

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
05/20/10	During a routine field check, staff observed a well maintained junior high school.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.82

<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	Public School, Primary	PF (Public Facilities)	R-E (Residence Estates)
North	Public School, Primary	PF (Public Facilities)	C-V (Civic)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet & 175 feet)	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

Staff Report Page Three
June 24, 2010 - Planning Commission Meeting

ANALYSIS

The subject site contains an existing junior high school, which is a permissible use in the proposed C-V (Civic) zoning district, and is allowed by the existing PF (Public Facilities) General Plan land use designation. The proposed Rezoning will bring the site into conformance with the existing land use designation.

As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, and the proposal is compatible with the surrounding land uses, staff is recommending approval of this request.

FINDINGS (ZON-38058)

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 PF (Public Facilities) General Plan land use category.

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 subject site has a land use designation of PF (Public Facilities). 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 Newcomer Street, a 60-foot Collector and Torrey Pines Drive, an 80-foot Secondary Collector. Access is adequate in size to meet the requirements of the proposed zoning district.

Staff Report Page Four
June 24, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 582

APPROVALS 2

PROTESTS 1