

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: RYAN O'NEILL**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-54816	Staff recommends APPROVAL.	

Staff Report Page One
August 12, 2014 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification of the Town Center Land Use Plan from the SX-TC (Suburban Mixed Use – Town Center) and the SC-TC (Service Commercial – Town Center) land use districts to the GC-TC (General Commercial – Town Center) land use district. The subject site consists of 1.77 acres located adjacent to the southeast corner of Farm Road and Oso Blanca Road. There are no development plans proposed at this time. Staff recommends approval of the request, as the proposed change is a logical extension of the existing GC-TC (General Commercial – Town Center) Land Use designation from the south and is in line with the goals and objectives of the Town Center Development Manual.

ISSUES

- The applicant has not submitted any development plans for the subject site at this time.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/05/02	The City Council approved a General Plan Amendment (GPA-0004-02) to amend a portion of the Town Center Plan from SC-TC (Service Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center) on approximately 26 acres adjacent to the west side of I-95, north of the Farm Road alignment. Planning Commission and staff recommended approval.
02/18/04	The City Council approved a Site Development Plan Review (SDR-3482) for a 741-lot single-family residential development with a waiver of the Town Center Street Section, retaining wall height, suburban mix use buffer and building height restriction standards on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Variance (VAR-3488) to allow one parking space per single-family dwelling where a minimum of two spaces per single-family dwelling is required on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Waiver (WVR-3492) of Title 18.12.105(A) to allow private drives to exceed 200 feet where a maximum length of 150 feet is allowed on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road. Planning Commission recommended approval. Staff recommended denial.

Staff Report Page Two
August 12, 2014 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/13/04	The Planning Commission approved a Tentative Map (TMP-4055) for a 749-lot single-family cluster subdivision on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road. Staff recommended approval.
10/17/07	The City Council approved a Site Development Plan Review (SDR-23483) for a 110,773 square-foot commercial center on 11.3 acres at the intersection of Oso Blanca Road and Severence Lane. Planning Commission and staff recommended approval. The entitlement expired on 10/17/09.
09/25/08	Staff administratively approved a Minor Amendment (SDR-29378) to a previously Site Development Plan Review (SDR-23483) for a 111,398 square-foot shopping center on 11.3 acres at the southeast corner of US-95 and Farm Road.
01/08/09	The Planning Commission approved a Tentative Map (TMP-31246) for a five-lot commercial subdivision on 15.80 acres at the southeast corner of Farm Road and U.S. 95. Staff recommended approval. The entitlement expired on 01/08/13.

<i>Most Recent Change of Ownership</i>	
06/12/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
06/25/14	Staff conducted a pre-application conference with the owner and representative to discuss the submittal requirements for a Major Modification to the Town Center Land Use Map.

<i>Neighborhood Meeting</i>	
07/17/14	A neighborhood meeting was held at the Centennial Hills YMCA, 6601 North Buffalo Drive from 6:00 pm to 6:30 pm. The meeting was attended by one member of the development team, one member of the City Council office, one member of the Department of Planning and four members from the public. The following concern was discussed: • Would not support packaged liquor at this location

Staff Report Page Three
August 12, 2014 - Planning Commission Meeting

Field Check	
07/03/14	A field check was conducted by staff and revealed that the subject site is currently undeveloped, and is adjoined by similar sized undeveloped parcels to the south.

Details of Application Request	
Site Area	
Gross Acres	1.77

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
		SC-TC (Service Commercial – Town Center)	
North	U.S. 95 right-of-way	U.S. 95 right-of-way	U.S. 95 right-of-way
South	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
East	U.S. 95 right-of-way	U.S. 95 right-of-way	U.S. 95 right-of-way
West	Single-Family Residential	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

Master Plan Areas	Compliance
Town Center Master Plan	Y
Special Purpose and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Four
August 12, 2014 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Oso Blanca Road	Town Center Collector	Town Center Development Standards	85 Feet	Y

ANALYSIS

The 1.77-acre site has a General Plan designation of TC (Town Center) and a zoning category of T-C (Town Center), identifying the property within the Town Center Special Purpose and Overlay District. The subject site is currently designated SX-TC (Suburban Mixed Use – Town Center) and SC-TC (Service Commercial – Town Center) by the Town Center Land Use Map. The Service Commercial land use district allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills Area and does not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses.

The Suburban Mixed Use land use district can be characterized as being similar to the previously described Service Commercial land use district with the addition of medium density residential being a permitted use and is intended to enable development with imaginative adjacency standards.

The applicant is requesting a Major Modification (MOD-54816) to change the Town Center Special Land Use designation for the subject site to GC-TC (General Commercial – Town Center) land use district. The General Commercial – Town Center land use district allows all types of retail, automotive service, office and other general business uses of a more intense commercial character.

The applicant has not proposed any development or uses on this site to determine the precise compatibility with the surrounding uses at this time. As such, staff must make the findings off of the most intense uses allowed within the proposed zoning district. The existing land uses to the west of this development are designated SX-TC (Suburban Mixed Use – Town Center) and the land uses to the south are designated GC-TC (General Commercial – Town Center). The requested Major Modification would match the land use designation to the south and further serve as a major retail corridor for the residential properties to the west; therefore, staff recommends approval.

FINDINGS (MOD-48831)

In order to approve the Major Modification application, pursuant to Town Center Development Standards Manual (A)(3)(B) and Title 19.16.090, the Planning Commission or City Council must affirm the following:

Staff Report Page Five
August 12, 2014 - Planning Commission Meeting

1.The proposal conforms to the General Plan.

The proposed Major Modification is in conformance with the TC (Town Center) designation under the Centennial Hills Sector Plan of the General Plan. The change in growth and development patterns within the neighboring community would now support the commercial uses typically allowed in the GC-TC (General Commercial –Town Center) 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 applicant has not proposed any development or uses on this site to determine the precise compatibility with the surrounding uses at this time. As such, staff must make the findings off of the most intense uses allowed within the proposed zoning district. The existing land uses to the west of this development are designated SX-TC (Suburban Mixed Use – Town Center) and the land uses to the south are designated GC-TC (General Commercial – Town Center). The requested Major Modification would match the land use designation to the south and further serve as a major retail corridor for the residential properties to the west.

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

A shift in the growth and development factors has pointed towards the need to change the land use designation to the GC-TC (General Commercial – Town Center) district. The existing GC-TC (General Commercial – Town Center) land use district located to the south of the subject property would mean a continuous retail corridor servicing the residential properties to the west, if this request is approved. In addition, the commercial properties would provide a buffer from U.S. 95 and the residences to the west.

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 subject property is adjacent to Oso Blanca Road, which is designated as an 85-foot wide Town Center Collector. No plans have been submitted showing site access to Oso Blanca Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

49

NOTICES MAILED

228

Staff Report Page Six
August 12, 2014 - Planning Commission Meeting

APPROVALS 0

PROTESTS 0