



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT/OWNER: MABUHAY COMMERCIAL
INVESTMENT 4, LLC**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64830	Staff recommends DENIAL.	
ZON-64831	Staff recommends DENIAL.	GPA-64830

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 62

APPROVALS 0

PROTESTS 3

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to amend the Centennial Hills Sector Land Use Plan of the General Plan to change the land use designation from R (Rural Density Residential) to O (Office) on an undeveloped 1.21-acre parcel at the northeast corner of Centennial Parkway and Tenaya Way. Approval of the General Plan Amendment would allow for rezoning of the parcel from U (Undeveloped) to O (Office), also a part of this request. There are no formal development plans for the site at this time. The applicant has requested to abey the items in order to bring forward specific site development plans at a future date.

ISSUES

- The site is located east of the eastern boundary of the Town Center Master Plan area. One objective of the Centennial Hills Sector Plan is to protect existing residential neighborhoods from sprawling commercial and office development by limiting such uses to the Town Center area. This request does not meet the intent of the Centennial Hills Sector Plan.
- There are no formal development plans for the site at this time. The applicant has requested to abey the items to the 10/11/16 Planning Commission meeting in order to bring forward specific site development plans with these requests.

ANALYSIS

The site is located on undeveloped land in a rural residential area. The R (Rural Density Residential) land use designation allows for single-family dwellings and related neighborhood uses of up to 3.59 dwelling units per acre. Per Title 19, the U (Undeveloped) zoning district functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The O (Office) land use category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. Centennial Parkway is a Major Collector that carries traffic east-west north of the CC 215 Beltway, but is not fully improved at this time.

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Section 3.2 of the Centennial Hills Sector Plan of the City of Las Vegas General Plan specifically states that the intent of the Centennial Hills Town Center concept is to “prevent the sprawl of commercial and office projects into developing residential neighborhoods which exist in the Centennial Hills Sector Plan Area by centrally locating the Centennial Hills Town Center around the Beltway/Highway 95 interchange.” The subject property is not located within the Town Center Master Plan Area, but rather in an adjacent area that is surrounded by property designated O (Office) to the north, OP (Office Professional – Clark County) to the east, and SX-TC (Suburban Mixed Use – Town Center) to the west. Clark County 215 lies south of Centennial Parkway. The Office designation was introduced into the area in 2008 after the parcel to the north of this site was approved for such uses. However, staff did not support that land use change, and no commercial development has since commenced on that site.

The neighboring property to the west of this site is located within the Town Center Master Plan Area with a designation of SX-TC (Suburban Mixed Use – Town Center). That site is approved for multi-family residential development. Staff maintains that it would be inappropriate to designate property adjacent to Town Center from residential to commercial in order to facilitate the type of commercial uses that are intended to be located within the Town Center area. Therefore, denial of the General Plan Amendment and related Rezoning request are recommended. If denied, the site would retain the existing R (Rural Density Residential) land use designation and U (Undeveloped) zoning district designation.

FINDINGS (GPA-64830)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed O (Office) land use designation for this site is compatible with the O (Office) designation on the parcel directly to the north of this site and with the OP (Office Professional) designation on the adjacent parcels to the east in Clark County’s jurisdiction. However, the intensity of the proposed amendment is not compatible with the RN (Rural Neighborhood – Clark County) designation on properties north and south of Bilpar Road that make up this neighborhood.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

Approval of the proposed amendment to O (Office) would allow for an O (Office) zoning designation. Staff finds that this zoning district would be compatible with the zoning on the parcel directly to the north, but would not be compatible with the adjacent low density single-family residential uses in the remainder of the neighborhood.

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3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

The area west of this site is beginning to develop as a large multi-family residential development with access to commercial uses. Eastbound Centennial Parkway narrows to a two-lane thoroughfare at the intersection of Tenaya Way. Tenaya Way provides vehicular access over the CC 215 Beltway and can accommodate the increased capacity for traffic generated by commercial uses on the subject site. Some utility infrastructure is not yet in place and would be required as the area becomes more developed.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

Because this site is not located within the Town Center Plan Area, staff finds that this request is in conflict with Section 3.2 of the Centennial Hills Sector Plan, which states that the intent of the Centennial Hills Town Center concept is to prevent the sprawl of commercial and office projects into developing residential neighborhoods by centrally locating the Centennial Town Center around the Beltway/Highway 95 interchange. The concentration of economic activities within the Town Center area will aid in the preservation of the rural lifestyle which exists in most of the residential neighborhoods located within the Centennial Hills area.

FINDINGS (ZON-64831)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

If the companion application for a General Plan Amendment (GPA-64830) to O (Office) land use designation is approved, the proposed Rezoning to O (Office) would conform to the General Plan.

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.

If approved, the O (Office) zoning district would allow for both single-lot business, professional and financial offices and large planned office complexes. Low intensity office uses may provide a transition to more intense commercial uses from the existing rural residential uses in the neighborhood east of Tenaya Way.

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

The Centennial Hills Sector Plan identifies the U.S. 95/I-215 interchange west of the subject site as the area where commercial development in the Northwest should be centered in order to aid to preserving the rural lifestyle that already exists in this area. The requested rezoning will therefore not meet any identified existing need for commercially zoned property in this 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.

The abutting streets (Centennial Parkway and Tenaya Way) are planned as a 100-foot wide Primary Arterial and 80-foot Secondary Collector respectively according to the Master Plan of Streets and Highways. Each would carry adequate capacity for traffic generated by office-intensity commercial uses on the subject site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/05/01	The City Council approved a Petition to Annex (A-0024-00) approximately 1.32 acres at the southeast corner of Bilpar Road and Tenaya Way. The Annexation became effective 12/14/01.
01/08/04	The Planning Commission tabled a request to amend the General Plan (GPA-3032) to change the land use designation from R (Rural Density Residential) to SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Rezoning (ZON-3033) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Site Development Plan Review (SDR-3034) for a proposed 5,600 square-foot retail building on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

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<i>Most Recent Change of Ownership</i>	
10/26/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this site.	

<i>Pre-Application Meeting</i>	
05/24/16	A pre-application meeting was conducted with the applicant to review the application materials and submittal requirements for the proposed General Plan Amendment and Rezoning requests.

<i>Neighborhood Meeting</i>	
07/05/16	A required neighborhood meeting was held at the Centennial Hills YMCA at 6601 North Buffalo Drive in Las Vegas to discuss the proposal. Three members of the public, four members of the development team including the owner, one staff member from the City Council Office and one staff member each from Planning Department and Parks and Neighborhood Services were in attendance. The applicant used an aerial display to show where the subject property was located and explained that only a General Plan Amendment to change the land use designation on the property to Office and a Rezoning to change the zoning designation to Office are proposed at this time. No plans for development of the site were displayed. Members of the public were adamant about not allowing strip mall commercial development in this area. Any new development would need to have a refined look to match the well-kept homes in the area. One of the owner's representatives present noted that he operates small memory care operations elsewhere in the city and believed this would be a suitable use for the site.

<i>Field Check</i>	
06/02/16	The site is undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.21

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
North	Undeveloped	O (Office)	O (Office)
South	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family, Detached	OP (Office Professional) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
West	Undeveloped (approved Multi-Family Residential)	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A

<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Beltway Trail)	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Site</i>	<i>Compliance</i>
Min. Lot Size	N/A	52,708 SF	N/A
Min. Lot Width	100 Feet	192 Feet	Y
Max. Lot Coverage	30 %	N/A	N/A
Max. Building Height	2 Stories/35 Feet	N/A	N/A

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped)	2.18 du/ac	2
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R (Rural Density Residential)	3.59 du/ac	4
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
O (Office)	N/A	N/A

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<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>
Centennial Parkway	Major Collector	Master Plan of Streets and Highways	45	N
Tenaya Way	Major Collector	Master Plan of Streets and Highways	80	Y