

CITY PLANNING COMMISSION AGENDA
APRIL 18, 2019

STAFF: RYAN TEFERTILLER

FILE NO:
CPC SN 19-00034 – QUASI-JUDICIAL

PROJECT: MT WASHINGTON STREET NAME CHANGE

DEVELOPER: CREEKWALK, LLC

CONSULTANT: THOMAS & THOMAS PLANNING



PROJECT SUMMARY:

1. Project Description: This application was submitted to change the name of a roughly 325 foot segment of Mt. Washington Ave. to Creekwalk Ct. Portions of Mt. Washington Ave. to the north and south of the site were vacated by City Council in January of 2019. Subdivision Code prohibits disconnected street segments to have the same name; the presence of Mt. Washington Ave. south of Cheyenne Rd. necessitated the renaming of the subject segment. The applicant has provided a graphic depiction of the roadway in question (**FIGURE 1**) as well as a legal description of the street segment. (**FIGURE 2**)
2. Applicant's Project Statement: (**FIGURE 3**)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: Not Applicable
2. Existing Zoning: C5 (Intermediate Business) and R5 (Multi-Family Residential)

3. Surrounding Zoning/Land Use:
 North: C5 (Intermediate Business) / vacant, multi-family residential, and commercial
 South: C5 (Intermediate Business) / commercial
 East: C5 (Intermediate Business) / commercial
 West: R5 (Multi-Family Residential) / vacant, multi-family residential
4. Annexation: The Reannexation of the Southwest Annexation Area (1980)
5. Master Plan/Designated Master Plan Land Use: Ivywild Master Plan (1993) / the Plan was amended in late 2018 to label the area as “neighborhood activity commercial center”
6. Subdivision: Ivywild, 1888
7. Zoning Enforcement Action: none
8. Physical Characteristics: the subject area is developed as a public street.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 500 feet of the site, which included the mailing of postcards to 25 property owners on two occasions: during the internal review stage, and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. Planning Staff has not received any comments from stakeholders as a result of the official public notice. However, the applicant has worked hard to coordinate and communicate with the property owners directly affected by the application. The applicant has provided formal input from the adjacent owners specifically consenting to the proposed street name change and all have all submitted the formal paperwork to change their property’s address consistent with the proposed street name change.

Staff’s analysis of the proposed applications is outlined in the following sections of this report. The applications were sent to all standard review agencies including: City Engineering, Traffic Engineering, the Fire Department, Streets, the US Post Office, and the Police Department. No comments or concerns were received by Staff.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

- a. Background

The street segment affected by the proposed name change is immediately adjacent to the recently approved Creekwalk redevelopment project taking place west of Nevada between Cheyenne Rd. and Ramona Ave. (**FIGURE 4**) One element of the Creekwalk project was the vacation of much, but not all, of the Mt. Washington Ave. ROW north of Cheyenne (**FIGURE 5**). That vacation, which was approved by City Council in January of 2019, allowed the area to be replatted into new lots for a 10+ acre commercial center. The project will establish new access points and internal circulation patterns.

While there was some initial discussion about vacating the entirety of Mt. Washington Ave. north of Cheyenne, it was determined that E. St. Elmo and a small stretch of Mt. Washington north of St. Elmo needed to stay public right-of-way to provide guaranteed access to a few privately-held properties that were not included as part of the Creekwalk project. However, this led to the realization that the Council approved vacation, and the retention of a now isolated segment of Mt. Washington, no longer conformed to the City’s road naming conventions as regulated in City Code. Section 7.7.704.D. prohibits duplicate street names for disconnected or noncontiguous roadways, which is what had been created when Mt. Washington between Cheyenne and St. Elmo was vacated. As such, the small segment of Mt. Washington north of St. Elmo must be renamed and those properties that are currently addressed off that road segment must go through the address change process with Enumerations.

- b. Street Name Change Review

The application to change the name of this specific segment of Mt. Washington Ave. to Creekwalk Ct. must comply with the standards and procedures found in Section

7.7.704.D.7 of City Code. Specifically the Planning Commission must find that the application complies with the following criteria:

- a. No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.
- b. Requirements Of This Section: That the requirements of this section have been met.
- c. Purpose Of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.

Staff has carefully reviewed the required criteria and had significant coordination with the Creekwalk developer and City and Regional Agencies including: Enumerations, the Fire Department, and GIS Mapping Staff for E911 Services. Staff finds that the proposed street name change complies with all three criteria and therefore should be approved by the City Planning Commission.

2. Conformance with the City Comprehensive Plan:

The proposed street name change is necessary to further the redevelopment of the S. Nevada corridor that was initiated with the 2015 South Nevada Urban Renewal District. The redevelopment efforts along the corridor, as well as the Creekwalk project specifically, are highly consistent with the newly adopted PlanCOS as well as the 2016 Infill Chapter to the City's Comprehensive Plan.

3. Conformance with the Area's Master Plan:

In late 2018 the City's Planning Commission and City Council voted to approve a minor amendment to the Ivywild Master Plan to be sure that the plan supported the Creekwalk Redevelopment project. This street name change is necessary to implement the Creekwalk project and is therefore consistent with the Ivywild Master Plan.

STAFF RECOMMENDATION:

Item No: _____ CPC SN 19-00034 – STREET NAME CHANGE

Approve the proposed street name change from Mt. Washington Ave. to Creekwalk Ct. based on the finding that the application complies with the review criteria in City Code Section 7.7.704.D.7.