



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-14331 - APPLICANT: DARLENE MOORE - OWNER:
MICHAEL E. WATSON**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (3-2/se/sd vote on a motion for approval) failed to obtain a super majority which is tantamount to DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at 4301 West Lake Mead Boulevard from L (Low Density Residential) to O (Office).

EXECUTIVE SUMMARY

This proposed project calls for the conversion of a residence to an office. Companion requests for a Rezoning (ZON-14340), and a Site Development Plan Review (SDR-14346) will be heard concurrently with this item.

The proposed General Plan Amendment is deemed incompatible with the area. The proposed development does not conform to the intent of this neighborhood. Therefore, it is not deemed necessary to amend the General Plan to accommodate this development and denial of this request is recommended.

BACKGROUND DATA:

- | | |
|----------|--|
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 07/27/06 | The Planning Commission recommended approval of companion items ZON-14340 and SDR-14346 concurrently with this application. |
| 07/27/06 | The Planning Commission (3-2/se/sd vote on a motion for approval) failed to obtain a super majority which is tantamount to DENIAL (PC Agenda Item #51/jm). |

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.19

B) Existing Land Use

Subject Property: Single-Family Residential
North: Condominiums
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

C) *Planned Land Use*

Subject Property: L (Low Density Residential)
 North: ML (Medium-Low Density Residential)
 South: L (Low Density Residential)
 East: L (Low Density Residential)
 West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: R-3 (Medium Density Residential)
 North: R-3 (Medium Density Residential)
 South: R-1 (Single Family Residential)
 East: R-1 (Single Family Residential)
 West: R-3 (Medium Density Residential)

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

<i>EXISTING GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>	<i>PROPOSED GENERAL PLAN DESIGNATION</i>	<i>PERMITTED DENSITY</i>
L (Low Density Residential)	5.49 du/ac	O (Office)	NA

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to 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.

ANALYSIS

This proposed project calls for the conversion of a residence to an office. The project is located on the southeast corner of Lake Mead and Valley Drive, surrounded by single family residential to the south and condominiums across Lake Mead to the north. The subject property is designated as L (Low Density Residential) under the Southeast Sector Plan of the General Plan. The L (Low Density Residential) category permits a density range of single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. The conversion to an office use that the applicant is requesting does not agree with the Planned Land Use; and therefore, needs a General Plan Amendment (GPA-14331) to O (Office) and Rezoning (ZON-14340) to P-R (Professional Office and Parking) to be consistent.

FINDINGS

Section 19.18.030.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,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to 1:

The proposed General Plan Amendment is not compatible with surrounding land use designations. There are no Office designations in the vicinity. This is primarily a residential neighborhood with a condominium development across Lake Mead. Commercial land uses exist a few blocks away along Rancho. The proposed offices are not compatible with the neighborhood.

In regard to 2:

The applicant has requested a Rezoning (ZON-14340) from R-3 (Medium Density Residential) District to a P-R (Professional Office and Parking) District. There is no P-R in the vicinity and this Rezoning request is inappropriate based on the context. The proposed use, as an office complex, is not compatible with the surrounding area, which is primarily residential.

In regard to 3:

The facility would be serviced by Lake Mead Boulevard, a 100-foot Primary Arterial. There is a secondary access provided from the alley behind the property. This could be a potential issue for residents as commercial traffic enters from alley. These roads would provide adequate access to and from the site.

In regard to 4:

The proposed development is not affected by any other plans or policies.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant asked to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on 06/02/06 a neighborhood meeting sponsored by the applicant was held at Westminster Presbyterian Church at 4601 West Lake Mead Boulevard. Nine residents were in attendance.

- All were in favor of the development.
- Eight were property owners facing Lake Mead Boulevard and they wanted their properties to be rezoned to office.

PLANNING COMMISSION ACTION

There were three speakers in favor of the application at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 594 by Planning Department

APPROVALS 15

PROTESTS 1