



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-14376 - APPLICANT: CLARK COUNTY SCHOOL
DISTRICT - OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the Northeast corner of 28th Street and Sunrise Avenue from M (Medium Density Residential) to PF (Public Facilities).

EXECUTIVE SUMMARY

The subject site is undeveloped. This proposal will amend the land use to allow for the construction of a middle school. The parcel is an infill site and is surrounded by an elementary school and a city park. The PF (Public Facilities) land use category is appropriate and consistent with the surrounding neighborhood.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Residential land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 units per acre, Medium-Low Density Residential to allow up to 8 units per acre, and Medium Density Residential up to 25 units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.

07/27/06 The Planning Commission recommended approval of companion items ZON-14378 and SDR-14380 concurrently with this application.

07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #58/alj).

DETAILS OF APPLICATION REQUEST

Site Area: 8.11 Acres

EXISTING LAND USE

Subject Property Undeveloped
 Middle School
 North Fourplexes
 South Apartments
 East Park and Parking Lot
 West Elementary School

PLANNED LAND USE

Subject Property M (Medium Density Residential)
 PF (Public Facilities)
 North M (Medium Density Residential)
 South M (Medium Density Residential)
 East PF (Public Facilities)
 LI/R (light Industrial/Research)
 West PF (Public Facilities)

EXISTING ZONING

Subject Property R-2 (MediumLow Density Residential)
 North R-3 (Medium-Low Density Residential and Apartment District)
 C-1 (Limited Commercial)
 South R-2 (MediumLow Density Residential)
 East C-V (Civic)
 C-1 (Limited Commercial)
 West C-V (Civic)

<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>
M	12.1 - 25 du/ac 202 Units	PF	0 du/ac

The change in density will allow for zero residential units on the subject site.

DEFINITIONS

M (Medium Residential) (12.1 to 25 units/gross acre.) The Medium Residential category permits a maximum of 25 units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is not located in a Special Planning Area.

RURAL PRESERVATION NEIGHBORHOOD

The subject site is not designated as a Rural Preservation Neighborhood

RURAL PRESERVATION OVERLAY DISTRICT

The subject site is not in the Rural Preservation Overlay District

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The proposal does not warrant a Project of Regional Significance Impact Report.

ANALYSIS

This request aims to change the land use on 8.1 acres that is adjacent to an existing middle school that is in need of replacement. The Clark County School District proposes to amend the land use on the currently undeveloped subject site and join the land with the existing school. This will allow construction to begin on undeveloped land while still allowing the existing school to operate. A number of public facilities already exist in the immediate area and the land use category is consistent with adjacent development.

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 school facilitated by the change is a use that is compatible with the existing and adjacent land uses.

In regard to 2:

A C-V (Civic) District is the zone appropriate to a PF classification. A C-V (Civic) district permits uses that are generally considered compatible and support the adjoining school and park developments.

In regard to 3:

The proposal is on an infill site where existing infrastructure is available. Rafael Rivera Park is adjacent to the northeast corner of the site and the nearest Fire Station is just over one mile away at 805 North Mojave Road (City of Las Vegas Fire Station #8). The Downtown Area Command Metro Substation will service the site.

In regard to 4:

The proposal conforms to the City's Master Plan and Strategic Plan policies including Revitalize and invigorate our mature areas and the urban core.

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 is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, the applicant held a meeting on July 11, 2006. No members of the public attended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 127 by Planning Department

APPROVALS 0

PROTESTS 0