



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ZON-16450 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* CONDITIONS \*\***

The Planning Commission and staff recommend APPROVAL, subject to:

**Planning and Development**

1. A Resolution of Intent to rezone 300 West Boston Avenue from C-M (Commercial/Industrial) Zone to C-V (Civic) Zone is hereby granted.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This request for a Rezoning has been initiated by the City of Las Vegas for the purpose of realigning the Zoning category with the proposed General Plan Amendment (GPA-16193). This application seeks a rezoning to C-V (Civic) from C-M (Light Industrial) so as to properly reflect the type of activity occurring at this location.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10-05-06	The Planning Commission recommended approval of companion item GPA-16193 concurrently with this application.  The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item#35/mh).
<b><i>Related Building Permits/Business Licenses</i></b>	
7/14/95	L-786-95: Chester Stupak Memorial Park established (250 W. Baltimore Ave)
12/04/97	L-499-97: Modular classroom installed at Chester Stupak Civic Center (300 W. Boston Ave)
<b><i>Pre-Application Meeting</i></b>	
N/A	A pre-application meeting was not given as the City of Las Vegas is the applicant
<b><i>Neighborhood Meeting</i></b>	
9/12/2006	A Neighborhood meeting was held at 5:30 pm at Chester Stupak Community Center, 300 West Boston Ave. In attendance was one City Staff member and no members of the public attended the meeting. City staff waited until 6:00 pm. at which the meeting was adjourned.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	0.56

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Community Center & Park	MXU (Mixed Use)	C-M C-V
North	Industrial (300 W. Boston Ave) Apartments (250 W. Baltimore Ave)	LI/R (300 W. Boston Ave) MXU (Mixed Use)	C-M (300 W. Boston Ave) R-4 (250 W. Baltimore Ave)
South	Apartments	MXU (Mixed Use)	R-4
East	Apartments	MXU (Mixed Use)	R-4
West	Apartments	MXU (Mixed Use)	R-4

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Downtown Centennial Plan	Y		N/A
Redevelopment Plan Area	Y		N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
Downtown Overlay District	Y		N/A
A-O Airport Overlay District	Y		Y
<b>Trails</b>		N	N/A
<b>Rural Preservation Overlay District</b>		N	N/A
<b>Development Impact Notification Assessment</b>		N	N/A
<b>Project of Regional Significance</b>		N	N/A

**DEVELOPMENT STANDARDS**

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Community Recreation Facility	4800 sq. ft.	1:200 sq ft.	24	1	22	2	N/A
<b>TOTAL (including handicap)</b>			24	2	22	2	N/A

**ANALYSIS**

The Chester Stupak Community Center has been serving the local community for almost ten years. Currently, the Zoning category for the Chester Stupak Community Center (300 West Boston Avenue) is C-M (Light Industrial). The actual use is a Community Center. It would be more appropriate for the immediate community to have this property reflect the proper zoning, C-V (Civic) Zone, rather than to continue operating under the C-M (Light Industrial) Zone. This will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

## **FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The request for a Rezoning to C-V (Civic) Zone is in line with the proposed General Plan Amendment (GPA-16193). With the proposed P-F (Public Facilities) General Plan Amendment, the C-V (Civic) Zone is only one available zoning category that complies with that given land use.

**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.**

Since this facility (in conjunction with the neighborhood park) has been a community resource for almost ten years it is appropriate to note that the existing use has been in harmony with the surrounding medium-density residential neighborhood.

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

As stated in the V3E. Proposed Mixed Use Opportunities section of the Downtown Centennial Plan the City should pursue the creation of a series of small urban park spaces linked by trails and enhanced pedestrian streetscapes to expand the livability of Downtown. This proposal complies with the spirit of the Downtown Centennial Plan in that it is maintaining the future existence of the community center.

**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.**

This facility is located within a medium-density residential neighborhood and is situated across the street from a companion community park. It is worth noting that both facilities provide adequate pedestrian and vehicular- access via neighborhood sidewalks and local streets.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 155 by Planning Department

**APPROVALS** 0

**PROTESTS** 0