

*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-18558 - APPLICANT/OWNER: TANGAMANGA LLC**

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

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

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

### **APPLICATION REQUEST**

This is a request for a General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23rd Street. A related Site Development Plan Review (SDR-17221) will also be considered on this agenda.

### **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 Density 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. The subject properties were designated for SC (Service Commercial) land uses on those maps.
- 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 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling 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.
- 08/29/06      Staff explained the requirements for a Site Development Plan Review at a pre-application meeting.
- 12/14/06      A neighborhood meeting was held for this General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting.
- 01/11/07      The Planning Commission recommended approval of companion item SDR-17221 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/ar).

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.44
<b><i>General Plan Category</i></b>	
Medium Density Residential - 12.1 to 25 dwelling units/gross acre	

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	Medium Density Residential (proposed)	R-3 (Medium Density Residential)
North	Apartments	Service Commercial	R-3 (Medium Density Residential)
South	Undeveloped	Service Commercial	R-1 (Single Family Residential)
East	Undeveloped	Service Commercial	C-2 (General Commercial)
West	Apartments	Medium Density Residential	R-3 (Medium Density Residential)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
Special Area Plan		X	
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

**DEFINITIONS**

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

***SC (Service Commercial)*** The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

## **ANALYSIS**

The subject parcel is currently undeveloped. The proposed General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will allow the development of the proposed apartment complex.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which has policies encouraging infill development. Objective 2.1 of that Strategy Area is To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage. The redevelopment of this parcel with a quality multi-family product will be an enhancement to the area, as well as carry out the policy intentions of the Neighborhood Revitalization Strategy Area.

## **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: This proposed General Plan Amendment to the M (Medium Density Residential) category will allow the development of apartments on the subject site. This use will be compatible with the existing commercial uses to the east and south and the residential uses to the north and west.

In regard to 2: The proposed M (Medium Density Residential) land use is compatible with the existing R-3 (Medium Density Residential) zoning of the property. The proposed apartment development is planned for 25.00 dwelling units per acre which is consistent with both the existing zoning and the proposed General Plan designation of this site.

In regard to 3: Access to the site is provided by 23<sup>rd</sup> Street, a 60-foot wide local street which will not be adversely impacted by this request.

In regard to 4: The subject area is located within the Neighborhood Revitalization Area of the Las Vegas 2020 Master Plan. An objective in this area is: To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the City (Objective 2.6). The reclassification of the subject property will enable this property to develop at a density that is compatible to existing adjacent development and further this objective of the Las Vegas 2020 Master Plan.

### **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, on Thursday, December 14, 2006 at 5:30p.m, a neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center (Conference Room 1), at 250 North Eastern Avenue. No one from the public attended the meeting.

### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 8

**ASSEMBLY DISTRICT** 11

**SENATE DISTRICT** 2

**NOTICES MAILED** 206 by Planning Department

**APPROVALS** 0

**PROTESTS** 1