

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-24441 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

**STAFF RECOMMENDATION: APPROVAL.**

**GPA-24441 - Staff Report Page One**  
**October 25, 2007 - Planning Commission Meeting**

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

**PROJECT DESCRIPTION**

This is a request to Amend a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to H (High Density Residential) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street.

The General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan and the Downtown North Plan; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
08/12/03	A citation was issued (#2307) by Code Enforcement for Unit 30 of 15 W. Owens for a tarp hanging between two trailers. Another citation was issued (#2344) for Unit 83 of 15 West Owens for trash and debris in their yard. The citation was resolved on 09/04/03.
08/13/03	A citation was issued (#2403) by Code Enforcement for Unit 19 of 15 West Owens for the boarding and padlocking of the mobile home. The citation was resolved on 09/18/03.
08/26/03	A citation was issued (#3318) by Code Enforcement for Unit 59 of 15 West Owens for illegal construction. The citation was resolved on 01/22/04.
10/16/03	A citation was issued (#5651) by Code Enforcement for Unit 17, Unit 72, Unit 73, Unit 76, Unit 90, and Unit 55 of 15 West Owens for units that have broken windows, plumbing, electrical and weak floor problems. The citation was resolved on 03/23/04.
1/27/04	A citation was issued (#9167) by Code Enforcement for the mobile home park at 15 West Owens for broken sewer lines with water flowing all over. The citation was resolved on 03/18/05.
04/28/04	The City Council in a special session approved a Motion that the City Attorney is ordered to institute a legal action in any court of competent jurisdiction to abate, remove or enjoin the nuisance or nuisances at the Sky Vue Mobile Home Park at 15 West Owens, Las Vegas, Nevada, and take appropriate legal action regarding the same.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building licenses or permits that pertain to this site.	

**GPA-24441 - Staff Report Page Two**  
**October 25, 2007 - Planning Commission Meeting**

<b><i>Pre-Application Meeting</i></b>	
08/29/07	A pre-application meeting was held with the applicant. The applicant informed staff that this request along with the rezoning request would compliment the request for proposal securing a non-profit developer to building affordable multi-family housing units. The non-profit developer would then acquire site development plan review entitlements. The applicant was informed of the submittal requirements and informed that they would be required to submit a General Plan Amendment and Rezoning.

<b><i>Neighborhood Meeting</i></b>	
09/26/07	A neighborhood meeting was held on Wednesday, September 26, 2007 at 5:30 p.m at Las Vegas Arts Center, Dance Studio 1, 947 Lake Mead Boulevard., Las Vegas, Nevada. No members of the public attended the meeting. The applicant and city staff (One Planning and Development staff and two Ward 5 staff) remained until 6:00pm.

<b><i>Field Check</i></b>	
09/21/07	A field check was made on site. The site is currently vacant with evidence of the site prior use being a mobile home park. There are social provider services to the east and west of the site.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	4.86

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	M (Medium Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)*
North	Offices	Clark County	Clark County
South	Las Vegas Indian Colony (Mobile Home Units)	ML (Medium Low Residential)	C-V (Civic)
East	Shelter, apartments	H (High Density Residential)	C-V (Civic)
West	Group Quarters Facility (Salvation Army)	M (Medium Density Residential)	M (Industrial)

***\*The applicant has requested a Rezoning (ZON-24442) from R-MHP (Residential Mobile/Manufactured Home Park to R-5 (Apartment).***

GPA-24441 - Staff Report Page Three  
 October 25, 2007 - Planning Commission Meeting

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

## ANALYSIS

The request is for a General Plan Amendment from M (Medium Density Residential) to H (High Density Residential). Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre. The proposed General Plan Amendment to H (High Density Residential) is consistent with its companion Rezoning (ZON-24442) to R-5 (Apartment) Zoning District. The R-5 (Apartment) Zoning District is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-5 (Apartment) District is consistent with the policies of the High Density Residential category of the General Plan.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which contains policies that encourage infill development.

- Goal 2 of the Neighborhood Revitalization section in the Las Vegas 2020 Master Plan: *Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.*
- Objective 2.1 of the Neighborhood Revitalization Strategy Area: *To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.*
- Policy 2.1.2: *That development on vacant or underutilized lots within existing residential neighborhoods should be sensitive in use and design to surrounding neighborhoods.*

The surrounding parcels are a combination of C-V (Civic) and M (Industrial) zoning with shelters, social service providers, and mobile home parks as the prominent uses. 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.

**GPA-24441 - Staff Report Page Four**  
**October 25, 2007 - Planning Commission Meeting**

## **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 density and intensity of the proposed General Plan Amendment are compatible with the existing and adjacent land uses.

### **In regard to 2:**

The proposed Rezoning (ZON-24442) application to R-5 (Apartment) zoning district is the zone appropriate to an H (High Density Residential) classification. This zoning district permits densities that are compatible or supportive of existing adjacent land uses or zoning districts.

### **In regard to 3:**

Owens Avenue, designated as a 100-foot wide primary arterial on the Master Plan of Streets and Highways, provides adequate access to the site.

### **In regard to 4:**

The General Plan Amendment request meets the intent of the policies and objectives of the Las Vegas 2020 Master Plan and the Downtown North Plan.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 9

**ASSEMBLY DISTRICT** 6

**SENATE DISTRICT** 4

**NOTICES MAILED** 63

**APPROVALS** 0

**PROTESTS** 0