

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-24442 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a Rezoning from R-MHP (Residential Mobile/Manufactured Home Park) to R-5 (Apartment) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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.
<i>Related Building Permits/Business Licenses</i>	
There are no building licenses or permits that pertain to this site.	
<i>Pre-Application Meeting</i>	
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.

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Neighborhood Meeting	
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 (1 Planning and Development and 2 Ward 5 staff) remained until 6:00pm.

Field Check	
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.

Details of Application Request	
Site Area	
Net Acres	4.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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 General Plan Amendment (GPA-24441) from M (Medium Density Residential) to H (High Density Residential).*

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

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DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-MHP (Residential Mobile/Manufactured Home Park)	10.89 Units Per Acre	52.9 Units @ 4.86 acres
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-5 (Apartment)	Unlimited*	Unlimited*
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	25.5 Units Per Acre	Unlimited*

**The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except the Downtown Overlay District where height is unlimited.*

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. In addition to this application, the applicant has requested a General Plan Amendment (GPA-24443) 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 over 25.5 or more units per acre.

This rezoning proposes to change the project sites zoning from R-MHP (Residential Mobile/Manufactured Home Park) to R-5 (Apartment). The proposed R-5 (Apartment) 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.*

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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.

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 proposed R-5 (Apartment) District is consistent with the policies of the H (High Density Residential) category of the General Plan, for which the applicant has requested approval.

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.

The proposed rezoning will be compatible with the surrounding land uses and zoning districts.

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

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.

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.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0