



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-27069 - APPLICANT/OWNER: I.B.E.W. LOCAL 357

**** CONDITIONS ****

The Planning Commission (5-0-1/gt vote) and staff recommend APPROVAL.

**** 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 SC (Service Commercial) on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue. The proposed change of designation is consistent with the commercial use proposed for this property and is compatible with the surrounding area; therefore, staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/19/69	The City Council approved a request for a Rezoning (Z-0010-69) from: R-E (Residence Estates), R-T (Residential), and C-1 (Limited Commercial) to: C-1 (Limited Commercial), R-MHP (Residential Mobile/Manufactured Home Park) on the west side of Lamb Boulevard between Washington Avenue and Harris Avenue.
05/18/05	The City Council approved a request for a General Plan Amendment (GPA-6191) from SC (Service Commercial) to M (Medium Density Residential) on, a Rezoning (ZON-6192) from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-6193) for a 60-unit condominium project on 4.07 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street.
12/15/05	The Planning Commission approved a request for a Tentative Map for a 60-unit condominium development and a Waiver of Title 18.12.100 to allow 28-foot wide private streets where 39-foot wide streets with rolled curbs is the minimum required on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue.
04/10/08	The Planning Commission recommended approval of companion items ZON-27068, VAR-27067 and SDR-27066 concurrently with this application. The Planning Commission voted 5-0-1/gt to recommend APPROVAL (PC Agenda Item #11/rt).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the proposed development.	
<i>Pre-Application Meeting</i>	
02/07/08	A pre-application meeting was held and elements of this application were discussed. Parking ratios and submittal requirements were discussed.

<i>Neighborhood Meeting</i>	
03/12/08	A neighborhood meeting was held at the I.B.E.W Old Union Hall, 4322 East Bonanza Road. No members of the public attended the meeting. There were ten representatives of the applicant and one member of the Planning and Development staff in attendance along with member of the union. The architect gave a presentation to the union members and answered their questions.

<i>Field Check</i>	
03/07/08	The Department of Planning and Development conducted a site visit that found that the site contains two undeveloped parcels. There was temporary chain link fencing around the perimeter of the site. There are several mature trees on-site. Some trash and debris had collected at the edges of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.3

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential) [Proposed: SC (Service Commercial)]	C-1 (Limited Commercial) and R-MHP (Residential Mobile/ Manufactured Home Park) [Proposed: C-1 (Limited Commercial)]
North	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
South	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
	Single Family, Detached	SC (Service Commercial)	R-CL (Single Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	n/a
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	n/a
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

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-MHP (Residential Mobile/ Manufactured Home Park)	8.0 dwelling units / acre	3 dwelling units / acre @ 0.48 acres
C-1 (Limited Commercial)	n/a	n/a
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	n/a	n/a
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	12.1 25.49 dwelling units / acre	84 dwelling units / acre @ 3.30 acres
Proposed: SC (Service Commercial)	n/a	n/a

ANALYSIS

The request is for a General Plan Amendment from M (Medium Density Residential) to SC (Service Commercial) on a 3.30 acre consisting of two parcels located on the Southeast Sector Map of the General Plan. The proposed designation allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate. The project proposes a two story office building intended as a private club, lodge or fraternal organization, northwest corner of Lamb Boulevard and Harris Avenue.

This amendment was submitted in conjunction with a proposed Rezoning (ZON-27068) to C-1 (Limited Commercial), Variance (VAR-27067) to allow a reduction in the required number of parking spaces, and a Site Development Plan Review (SDR-27066) for the siting of the 35,000 square-foot building. The SC (Service Commercial) General Plan designation is compatible with the existing and future residential and commercial developments in the area; therefore, staff supports this General Plan Amendment.

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 proposed General Plan Amendment to SC (Service Commercial) allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. There is SC (Service Commercial) to the south and east that supports commercial activity similar to the proposed. This designation does allow for the appropriate transition from residential development to the west to higher intensity activities along the Lamb Boulevard corridor.

In regard to 2:

The zoning district proposed under the proposed General Plan designation is a C-1 (Limited Commercial) district. The applicants intent is to construct a new union hall to house membership administration, services, and meetings. The C-1 (Limited Commercial) district is a compatible zoning district with existing adjacent land uses and zoning districts.

In regard to 3:

As the area to the north, south, east and west are fully developed there should be adequate facilities to accommodate a union hall at this location.

In regard to 4:

There are no other plans or policies that would be applicable.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

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