



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-27024 - APPLICANT/OWNER: ANDERSON DAIRY, INC.

**** CONDITIONS ****

The Planning Commission (6-0 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 SC (Service Commercial) to LI/R (Light Industrial/Research) on approximately 2.86 acres adjacent to the northeast corner of Las Vegas Boulevard and Searles Avenue. The proposed change of designation to LI/R (Light Industrial/Research) is consistent with the heavy manufacturing use proposed for this property. Therefore, staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/21/04	The City Council approved a Rezoning (ZON-3888) request to change multiple zoning districts, including the for subject site, from M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial) and C-V (Civic) to C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), R-3 (Medium Density Residential), and C-V (Civic) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) request to change the land use designation to C (Commercial), MXU (Mixed Use), LI/R (Industrial) or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
04/24/08	The Planning Commission recommended approval of companion items ZON-27025 and SUP-27026 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #29/rts).
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to the site or request.	
<i>Pre-Application Meeting</i>	
02/04/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
03/12/08	A neighborhood meeting was held at the Anderson Dairy, 801 Searles Avenue. No members of the public attended. Two representatives of the applicant and a staff member from the Planning and Development Department were in attendance.

Field Check	
3/21/08	The Department of Planning and Development conducted a site visit which found that the site is fully developed. Interior site maintenance and landscaping has generally been kept up although there was a small amount of trash and debris collected at the edges of the site at the perimeter fence.

Details of Application Request	
Site Area	
Net Acres	2.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Thrift Shop, Nonprofit and Warehouse	SC (Service Commercial) Proposed: LI/R (Light Industrial/Research)	C-1 (Limited Commercial) Proposed: C-M (Commercial / Industrial)
North	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial / Industrial)
South	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)
East	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial / Industrial)
West	Banquet Facility and Social Service Provider	GC (General Commercial)	C-2 (General Commercial)
	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails	X		Y
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
C-1 (Limited Commercial)	n/a	n/a
Proposed Zoning	Permitted Density	Units Allowed
C-M (Commercial/Industrial)	n/a	n/a
General Plan	Permitted Density	Units Allowed
SC (Service Commercial)	n/a	n/a
Proposed: LI/R (Light Industrial/Research)	n/a	n/a

ANALYSIS

The request is for a General Plan Amendment from SC (Service Commercial) to LI/R (Light Industrial/Research) on a 2.86 acre parcel located on the Southeast Sector Map of the General Plan. The proposed designation allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. The project proposes a light manufacturing facility for the bottling of consumer water products at the northeast corner of Las Vegas Boulevard and Searles Avenue.

The parcel is within the boundaries of the Las Vegas Redevelopment Plan Area, with a LI/R (Light Industrial/Research) land use designation. The proposed use is in conformance with Redevelopment Plan policies that encourage investment by the private sector in redevelopment in this area of the City. The proposed development is in compliance with the LI/R (Light Industrial/Research) designation.

The proposed General Plan Amendment supports the goals and objectives of the Las Vegas 2020 Master Plan. Specifically, the proposal is in keeping with Goal 4, which states that the economy of the City of Las Vegas, while continuing to be strongly based on the gaming and tourism industries, will broaden to include other business sectors that can take advantage of the locational, climatic and work force advantages offered by Las Vegas. This goal is supported by Objective 4.1, which calls for the City to improve the economic resource base within the City by diversifying the range of business opportunities. Specifically, Policy 4.1.6 calls for the greater Downtown, including West Las Vegas, be recognized as an area of special emphasis and priority with regard to economic development opportunities and Policy 4.1.9 requests that the City continue to encourage and promote a business retention strategy with regard to the businesses which currently operate within the City of Las Vegas. The proposed expansion of the neighboring business into the existing facilities on the subject site for the purpose of increasing the range of products manufactured in the area is supported by the above General Plan policies and therefore the Amendment is appropriate.

This General Plan Amendment has been submitted in conjunction with a Rezoning (ZON-27025) to change to a C-M (Commercial/Industrial) zoning district and a Special Use Permit (SUP-27026) to allow a Manufacturing, Heavy use.

The LI/R (Light Industrial/Research) General Plan designation is generally compatible with the existing and future industrial and civic development 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 LI/R (Light Industrial/Research) allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The adjacent designations include PF (Public Facilities) to the south and west and LI/R (Light Industrial/Research) to the north and east, which are compatible with the proposed designation.

In regard to 2:

The zoning district applicable under the proposed General Plan designation is a C-M (Commercial/Industrial) or M (Industrial) district. The applicant has requested a zone change to C-M (Commercial/Industrial) which is compatible with existing adjacent land uses and zoning districts.

In regard to 3:

There are adequate facilities to accommodate a heavy manufacturing facility at this location due to the proximity to sufficient roadways and necessary services as this is an existing site with a new use proposed.

In regard to 4:

The proposed change will bring the General Plan and the Redevelopment Plan into synch with regard to the future land use expectations for the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 75 by Planning Department

APPROVALS 2

PROTESTS 0