

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-29875 -

APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** 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 PF (Public Facilities) on 0.15 acres at 618 Jefferson Avenue. This General Plan Amendment is necessary for the existing church operation to the northeast of the subject site to combine parcels within this city block into one parcel for future expansion of the church. The proposed change of designation to PF (Public Facilities) is consistent with, and will facilitate the expansion of, the existing use of the adjacent properties to the east. Therefore, staff recommends approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/23/08	Planning Commission held in abeyance requests for a General Plan Amendment (GPA-29875) to amend a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to PF (Public Facilities) on 0.16 acres at 618 Jefferson Avenue (APN 139-27-210-045), and a Rezoning (ZON-29876) from R-3 (Medium Density Residential) to C-V (Civic) on 0.63 acres at 618-620 Jefferson Avenue and 621 Madison Avenue (APN 139-27-210-034, 044 AND 045). Staff is recommending approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
08/20/08	A pre-application meeting was held to discuss the requirements for a General Plan Amendment.
<i>Neighborhood Meeting</i>	
09/30/08	A neighborhood meeting was held at the Pentecostal Temple Church of God in Christ, 1117 F Street. One member of the public, four representatives for the applicant, and a staff member from the Planning and Development Department attended. Those in attendance asked questions regarding the applications, but expressed no concerns or problems.
<i>Field Check</i>	
10/02/08	A field check of the site shows that the site is undeveloped and vacant.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	R-3 (Medium Density Residential)
North	Single-Family Residence	PF (Public Facilities)	R-3 (Medium Density Residential)
South	Single and Multi-Family Residences	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Daycare Facility	PF (Public Facilities)	C-V (Civic)
West	Apartment	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District, 175 Feet	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

**At this time, no additional development is proposed for the site.*

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	25.0 dwelling units / acre	3 dwelling units @ 0.15 acres
Proposed Zoning	Permitted Density	Units Allowed
C-V (Civic)	n/a	n/a

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General Plan	Permitted Density	Units Allowed
Existing: M (Medium Density Residential)	12.1 25 dwelling units / acre	3 dwelling units @ 0.15 acres
Proposed: PF (Public Facilities)	n/a	n/a

ANALYSIS

This request is for a General Plan Amendment from M (Medium Density Residential) to PF (Public Facilities) on a 0.15 acre parcel located on the Southeast Sector Map of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The documentation submitted with this application indicates that the subject site will be part of a future expansion of the House of Worship/Church use currently located on adjacent parcels.

The subject parcel is located within the boundaries of the West Las Vegas Plan. The West Las Vegas Plan Land Use section has a set goal to identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities, including potential locations for neighborhood serving commercial development that is within walking distance of residences. While not in connection with a residential or commercial development, the proposed General Plan Amendment is in keeping with this goal as neighborhood churches provide a number of neighborhood services and when done as an infill development provides opportunities for the community within walking distance.

The PF (Public Facilities) General Plan designation is generally compatible with the existing and future residential 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,

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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 PF (Public Facilities) allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The adjacent designations include PF (Public Facilities) to the north, east, and west and residential to the south, which are compatible with the proposed designation.

In regard to 2:

The zoning district applicable under the proposed General Plan designation is a C-V (Civic) district. The applicant has requested a zone change from R-3 (Medium Density Residential) to the C-V (Civic) district as a companion item (ZON-29876). The C-V (Civic) district is compatible with existing adjacent land uses and zoning districts.

In regard to 3:

There should be adequate facilities to accommodate the expansion of the neighboring House of Worship/Church at this location.

In regard to 4:

The proposed designation change is in keeping with the goals and objectives of the West Las Vegas Plan which calls for neighborhood servicing infill development. No other plans are affected by this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 240

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APPROVALS 4

PROTESTS 0