

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - ZON-29876 -**

**APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST**

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

**STAFF RECOMMENDATION: APPROVAL.**

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

**PROJECT DESCRIPTION**

This is a request for a Rezoning to a C-V (Civic) zoning district on approximately 0.63 acres at 618 and 620 Jefferson Avenue and 621 Madison Avenue. The property currently consists of two undeveloped parcels and one partially developed lot in the West Las Vegas Plan area. The site is zoned R-3 (Medium Density Residential) currently.

The proposed Rezoning to the C-V (Civic) zoning district is consistent with the PF (Public Facilities) General Plan designation, which is existing on two of the parcels and proposed under a General Plan Amendment (GPA-29875) for the third lot. The proposed use, the expansion of the existing church operation to the east of the subject site, is appropriate for the proposed C-V (Civic) zoning district and approval of this request is recommended.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>            |  |
|--|--|
| 08/21/02   | City Council approved a General Plan Amendment (GPA-0022-02) for a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facilities) as part of a larger request. Planning Commission recommended approval.   |
| 08/21/02   | City Council approved a request for Rezoning (Z-0047-02) from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic) as part of a larger request. Planning Commission recommended approval.   |
| 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. |
| <b><i>Related Building Permits/Business Licenses</i></b>                             |  |
| There are no building permits or business licenses associated with the subject site. |  |
| <b><i>Pre-Application Meeting</i></b>  |  |
| 08/20/08   | A pre-application meeting was held to discuss the requirements for Rezoning.   |

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| <b>Neighborhood Meeting</b> |  |
|-----------------------------|--|
| 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. |

| <b>Field Check</b> |   |
|--------------------|---|
| 10/02/08           | A field check of the site shows that the portion of the site located at 618 and 620 Jefferson Avenue is vacant and undeveloped. The portion of the site located at 621 Madison Avenue is a single-family residence. |

| <b>Details of Application Request</b> |            |
|---------------------------------------|------------|
| <b>Site Area</b>                      |            |
| Gross Acres                           | 0.62 Acres |

| Surrounding Property | Existing Land Use                            | Planned Land Use               | Existing Zoning                  |
|----------------------|--|--------------------------------|----------------------------------|
| Subject Property     | Undeveloped (618 and 620 Jefferson Avenue)   | PF (Public Facilities)         | R-3 (Medium Density Residential) |
|                      | Single-Family Residence (621 Madison Avenue) | PF (Public Facilities)         | R-3 (Medium Density Residential) |
| North                | Multi-Family Residence                       | M (Medium Density Residential) | R-3 (Medium Density Residential) |
| South                | Multi-Family Residence                       | M (Medium Density Residential) | R-3 (Medium Density Residential) |
| East                 | Church / House of Worship                    | PF (Public Facilities)         | C-V (Civic)                      |
| West                 | Single and Multi-Family Residence            | M (Medium Density Residential) | R-3 (Medium Density Residential) |

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

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

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**DEVELOPMENT STANDARDS**

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. At this time no Site Development Plan Review has been submitted. Future development will require review for determination of appropriate development standards.

| <b>Existing Zoning</b>                   | <b>Permitted Density</b>      | <b>Units Allowed</b>           |
|--|-------------------------------|--------------------------------|
| R-3 (Medium Density Residential)         | 25.0 dwelling units / acre    | 15 dwelling units @ 0.62 acres |
| <b>Proposed Zoning</b>                   | <b>Permitted Density</b>      | <b>Units Allowed</b>           |
| C-V (Civic)                              | n/a                           | n/a                            |
| <b>General Plan</b>                      | <b>Permitted Density</b>      | <b>Units Allowed</b>           |
| Existing: M (Medium Density Residential) | 12.1 25 dwelling units / acre | 15 dwelling units @ 0.62 acres |
| Proposed: PF (Public Facilities)         | n/a                           | n/a                            |

**ANALYSIS**

The subject site is located on the Southeast Sector Map of the General Plan and has a designation of PF (Public Facilities) and M (Medium Density Residential). A General Plan Amendment (GPA-29875), if approved, would change the designation to PF (Public Facilities) on 0.15 acres subject to this request. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The proposed land use designation will allow for the future expansion of the existing House of Worship/Church operation located on the adjacent properties. The existing House of Worship/Church use is in compliance with the PF (Public Facilities) designation.

This Rezoning proposes to change the sites zoning from R-3 (Medium Density Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The proposed use established at this location is permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. Future development will require a review for a determination of appropriate development standards. The anticipated use of this property is an appropriate public purpose and the C-V (Civic) zoning district is compatible with the existing residential and civic developments in the area; therefore, staff is in support of this request.

## 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 Rezoning would bring the zoning at this site into conformance with the existing and proposed PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The project site proposes development that can accommodate the range of uses identified and is in compliance with the existing and proposed General Plan category.

**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 existing residential developments and the C-V (Civic) zoning district in this area.

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

Growth and development factors indicate the appropriateness of the future expansion the church operation on the adjacent property. Given the existing and proposed General Plan designation of PF (Public Facilities) on the subject parcels, the Rezoning to the C-V (Civic) zoning district is appropriate for the 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.**

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The subject site is adjacent to three 70-foot wide Local streets (G Street, Jefferson Avenue, and Madison Avenue) that should be adequate to support the proposed use.

|                                 |     |
|---------------------------------|-----|
| <b><u>ASSEMBLY DISTRICT</u></b> | 6   |
| <b><u>SENATE DISTRICT</u></b>   | 4   |
| <b><u>NOTICES MAILED</u></b>    | 240 |
| <b><u>APPROVALS</u></b>         | 4   |
| <b><u>PROTESTS</u></b>          | 0   |