



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment (GPA-32139) to change the designation from L (Low Density Residential) to PF (Public Facilities) on 1.13 acres at 702 East St. Louis Avenue. The applicant has also submitted a request for Rezoning from R-1 (Single Family Residential) zone to C-V (Civic) zone. The existing use of the subject site for a Private Club, Lodge or Fraternal Organization is a permissive use within the proposed C-V (Civic) district, which is consistent with the proposed PF (Public Facilities) General Plan designation. As these requests will bring the existing use into conformance with the current requirements of Title 19 and the General Plan, staff is recommending approval of the General Plan Amendment request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/06/60	The Board of City Commissioners approved a Special Use Permit (U-0031-59) for a service club at 702 E. St. Louis Avenue. The Board of Zoning Adjustment recommended approval.
11/06/03	A Code Enforcement complaint (#6532) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 11/21/03.
08/02/04	A Code Enforcement complaint (#19555) was processed for weekend activities resulting in trash and debris on neighboring properties at 702 E. St. Louis Avenue. The complaint was resolved on 08/17/04.
09/16/04	A Code Enforcement complaint (#21711) was processed for illegal rental of a facility for weekend activities at 702 E. St. Louis Avenue. The complaint was resolved on 01/25/05.
02/14/05	A Code Enforcement complaint (#25988) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 02/22/05.
02/27/06	A Code Enforcement complaint (#38714) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 03/07/06.
04/17/06	A Code Enforcement complaint (#40284) was processed for a block wall that fell over in the rear parking lot at 702 E. St. Louis Avenue. The complaint was resolved on 05/18/06.
01/08/09	The Planning Commission, at the request of the applicant, held in abeyance requests for a General Plan Amendment (GPA-32139) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) and a Rezoning (ZON-32142) from R-1 (Single Family Residential) to C-V (Civic) on 1.13 acres at 702 East St. Louis Avenue.

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03/12/09	The Planning Commission, at the request of the applicant, held in abeyance requests for a General Plan Amendment (GPA-32139) to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) and a Rezoning (ZON-32142) from R-1 (Single Family Residential) to C-V (Civic) on 1.13 acres at 702 East St. Louis Avenue.
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Related Building Permits/Business Licenses

07/21/99	A building permit (#99014213) was issued for a detached metal accessory structure at 702 E. St. Louis Avenue. The permit was finalized on 12/06/99.
11/19/99	A building permit (#99022393) was issued for a boiler change out at 702 E. St. Louis Avenue. The permit expired on 04/29/00.

01/05/05	Business licenses were issued for a General Non-Profit Club (#L13-00019) and for Non-Profit Community Service (#N31-00073) at 702 E. St. Louis Avenue. The licenses are still active.
11/13/06	A building permit (#76146) was issued for an electrical panel upgrade at 702 E. St. Louis Avenue. The permit has not been finalized.

Pre-Application Meeting

11/06/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
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Neighborhood Meeting

12/08/08	A neighborhood meeting was held at the Mesquite Club at 702 E. St. Louis Avenue, Las Vegas, NV 89104. The meeting was attended by three representatives for the applicant, 14 members of the general public and one staff person from the Planning and Development Department. The following comments/concerns were voiced: • Past parties had been a problem in 2004. Currently one guest per member, was noted by a Mesquite Club representative. The applicant indicated their functions will not be loud. • Residents were concerned about events bringing persons into community. • Residents were concerned about booking events late on work nights. • Residents questioned what alcohol permit is here? • Residents believed that the wall should be taller around the parking lot. • Other concerns: noise, nuisances, alcohol use, proximity to residential, more events in the future.
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Field Check

12/04/08	A field check was conducted by staff. The site was clean and well maintained. The parking lot striping is faded and almost illegible, and the lot surface is cracked and in need of resealing/resurfacing. There is a permitted metal shed in the rear yard that is surrounded by an unpermitted chain link fence topped with barbed wire.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.14 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Organization (Mesquite Club)	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church/House of Worship	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green / Southridge Neighborhood 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		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the proposed C-V (Civic) district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

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ANALYSIS

This is a request for a General Plan Amendment (GPA-32099) to change the General Plan designation from L (Low Density Residential) to PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

The applicant has also submitted a request to Rezone (ZON-32142) the site from R-1 (Single Family 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. The existing Private Club, Lodge or Fraternal Organization at this location is permissible in the C-V (Civic) zoning district, which is consistent with the PF (Public Facilities) General Plan designation as proposed; therefore, staff is recommending approval of this General Plan Amendment request.

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 amendment is compatible with the existing adjacent L (Low Density Residential) and PF (public Facilities) land use designations.

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In regard to 2:

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a

rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

In regard to 3:

The use has been located at the site since 1960, and will continue to use existing transportation, recreation, utility, and other facilities in the area.

In regard to 4:

The subject site is located within the Beverly Green / Southridge Neighborhood Plan, and is noted in the History of the Neighborhood section. The proposed Amendment will bring the existing use into conformance with the General Plan and will conform to the Beverly Green / Southridge Neighborhood Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 330

APPROVALS 4

PROTESTS 2