

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32974 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning 28 parcels from R-4 (High Density Residential) and C-2 (General Commercial)/R-4 (High Density Residential) to C-2 (General Commercial) on 5.01 acres located between Las Vegas Boulevard, 8th Street, Stewart Avenue and US-95. One of the parcels currently is split zoned with R-4 (High Density Residential) and C-2 (General Commercial) designations while the rest are zoned R-4 (High Density Residential). The properties are owned by the city of Las Vegas and are being Rezoned to accommodate future redevelopment activities in the area.

The subject properties are located within the Downtown Centennial Plan area, specifically within the Central Casino Core, for which the C-2 (General Commercial) zoning district is appropriate. The C-2 (General Commercial) district is consistent with the Mixed Use General Plan designation. No specific development activity is proposed at this.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/26/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #26/YK).
<i>Related Building Permits/Business Licenses</i>	
02/24/06	Demolition Permit #60276 issued for 324 N. 7 th Street
07/16/07	Demolition Permit #93966 issued for 328 N. 7 th Street
10/17/08	Demolition Permit #114167 issued for 310 N. 7 th Street; Demolition Permit #114169 issued for 314 N. 7 th Street; Demolition Permit #114170 issued for 316 N. 7 th Street; Demolition Permit #114171 issued for 317 N. 7 th Street; Demolition Permit #114172 issued for 321 N. 7 th Street.
<i>Pre-Application Meeting</i>	
12/24/08	Staff reviewed the requirements of a Rezoning application with the applicant.
<i>Neighborhood Meeting</i>	
No meeting was required nor held on this matter.	

<i>Field Check</i>	
01/22/09	Staff visited the sites and found all parcels to be vacant of structures and securely fenced.

Details of Application Request	
Site Area	
Gross Acres	5.01 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	MXU (Mixed Use)	R-4 (High Density Residential) and C-2 (General Commercial)
North	I-515 Right-of-Way & Multi-Family Residences	MXU (Mixed Use)	R-4 (High Density Residential)
South	Auto Repair, Hotel and Office	MXU (Mixed Use)	C-2 (General Commercial)
East	Multi-Family Residences	MXU (Mixed Use)	R-3 (Medium Density Residential) & C-2 (General Commercial)
West	Service Station, Parking lot and Offices	MXU (Mixed Use)	C-2 (General Commercial) & C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (Central Casino Core)	X		Y
A-O (Airport Overlay) District	X		Y
Live/Work Overlay District	X		N/A
Trials		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject parcels were assembled by the City to facilitate redevelopment efforts. The proximity of the parcels to both Las Vegas Boulevard and US-95 make this an ideal site for redevelopment to take place. The request conforms to the goals and objectives of the Downtown Centennial Plan; therefore, staff recommends approval 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 C-2 (General Commercial) zone district conforms to the MXU (Mixed Use) designation of the General Plan.

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 uses allowed on the subject properties by the proposed C-2 (General Commercial) zoning will be compatible with the surrounding C-2 (General Commercial), R-3 (Medium Density Residential) and C-V (Civic) zoning districts.

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

The C-2 (General Commercial) zoning district is an appropriate zoning district for parcels located in the Downtown Centennial Plan 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.

The parcels are located within the downtown street grid and have access to Las Vegas Boulevard, a Primary Arterial and Stewart Avenue, a Secondary Collector in the Master Plan of Streets and Highways. In addition, the parcels are one block away from direct access to the US-95 freeway.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 180 by City Clerk

APPROVALS 0

PROTESTS 0