

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MARCH 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: USA

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-40478	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property at 333 South Las Vegas Boulevard from C-2 (General Commercial) to C-V (Civic), containing 6.03 acres. Currently, a Federal Courthouse is located on this parcel. The parcel is adjacent to existing commercial and civic zoned properties and is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated C-2 (General Commercial) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this parcel.
- The existing use of the subject site as a Government Facility is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/05/55	City Council approved Rezoning (Z-0008-55) from R-4 (High Density Residential) to C-1 (Limited Commercial) for parcel 139-34-701-001.
12/10/59	City Council approved Rezoning (Z-0041-59) from C-1 (Limited Commercial) to C-2 (General Commercial) for parcel 139-34-701-001.
02/08/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda 7/yk).

<i>Most Recent Change of Ownership</i>	
10/08/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No Permits are on file for this federal property.	

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<i>Pre-Application Meeting</i>	
12/14/10	Staff reviewed the requirements for a Rezoning application.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
01/13/11	Staff found no issues during the site visit.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	6.03

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Government Facility	PF (Public Facilities)	C-2 (General Commercial)
North	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-2 (General Commercial)
	Parking Lot	C (Commercial)	R-4 (High Density Residential)
	Offices	C (Commercial)	C-1 (Limited Commercial)
	Parking Lot	C (Commercial)	P-R (Professional Office and Parking)
West	Government Facilities	PF (Public Facilities)	C-V (Civic)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This project is located in the Downtown Centennial Plan Overlay, which provides standards for development in the downtown area. The project is in conformance with these standards. The parcel is also on the Las Vegas Boulevard Scenic Byway Overlay, which provides standards for signage. No signage is proposed with this project. As there are no residential uses with the project, the Live/Work Overlay does not apply.

If approved, this request would rezone the subject site from C-2 (General Commercial) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this parcel. The 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, and other public utility facilities. Rezoning of this parcel is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the existing Government Facility use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

FINDINGS (ZON-40478)

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 site is designated PF (Public Facilities) on the Southeast Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan designation.

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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 potential uses allowed in the proposed C-V (Civic) district are appropriate for the area.

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

The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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.

Access to this site is provided from Las Vegas Boulevard, a fully improved 100-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways. The existing courthouse is sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 203 (By City Clerk)

APPROVALS 1

PROTESTS 0