



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-36056 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Downtown North Land Use Plan. The change will add a Social Service section to the Implementation Chapter. This change will bring the Downtown North Land Use Plan into alignment with the Housing Element of the 2020 Master Plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/21/03	The City Council approved General Plan Amendment (GPA-2249) adopting the Downtown North Land Use Plan for the area bounded by Interstate 15 on the west, U.S. 95 on the south, Owens and the City limits on the north and Maryland Parkway and Bruce Streets on the east.
10/21/04	The City Council approved General Plan Amendments (GPA-5015 and GPA-5016) to the Downtown North Land Use Plan that added the Scenic Byway Trail along both sides of Las Vegas Boulevard and the Cultural Corridor Trail along the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road respectfully.
11/19/08	The City Council approved General Plan Amendment (GPA-29886) to the Downtown North Land Use Plan that updated the plan and changed the land use along the northwest corner of Maryland Parkway and Bonanza Road. It also called for a new east/west road along the south property line of Cashman Center connecting Las Vegas Boulevard and Maryland Parkway.
<i>Pre-Application Meeting</i>	
N/A	This requirement was Waived.
<i>Neighborhood Meeting</i>	
10/06/09	A Neighborhood Meeting was held at the Development Service Center, 731 S. Fourth Street.

<i>Field Check</i>	
09/17/09	No issues were noted.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	772 Acres

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O (Airport Overlay) District	X		Y *
Las Vegas Boulevard Scenic Byway Overlay District	X		Y **
Trails	X		Y ***

*The northwest portion of the plan area is covered by the North Las Vegas Airport Overlay.

**The Las Vegas Boulevard Scenic Byway Overlay District governs the design of all signage along Las Vegas Boulevard.

***The Las Vegas Boulevard Scenic Byway Trail and the Cultural Trail are located along Las Vegas Boulevard in the plan area, as well as the Pioneer Trail along Washington Avenue.

ANALYSIS

The following verbiage will be added to the Implementation Chapter:

Social Services: There will continue to be a need for the services of the non-profit social service providers in the Downtown North Land Use area. The area located between Las Vegas Boulevard and Main Street, north of US-95 currently has numerous agencies located within it that provide services to the homeless population. However, in order to have a more equitable distribution of services, the city will work to prevent the expansion or the addition of any new facility that services the homeless within this area. This will further the city's goals under the Housing Element of the 2020 Master Plan.

Action: The Neighborhood Services Department will continue to seek out locations throughout the Las Vegas Valley for suitable locations for homeless shelters and services that are outside of the Downtown North Plan area.

Action: The Planning & Development Department will work with the Neighborhood Services Department to amend Title 19.04 Permissible Use Table for Rescue Mission or Shelter for the Homeless in order to develop minimum Special Use Permit Requirements.

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:

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- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The changes proposed do not affect the density and intensity of land uses and thus meets the requirement.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

There are no zoning designation changes proposed.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Because this area of the City is completely developed, the proposed changes will not affect these areas of concern and thus meet the requirement.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed changes are compatible with the Downtown Neighborhood 2000 Plan and the Redevelopment Area Plan and thus meet the requirement.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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