

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 29, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-38526	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a 1.76 acre portion of the Southeast Sector Plan of the General Plan from C (Commercial) land use designation to the PF (Public Facilities) land use designation for an existing Public School, Primary at 1300 Pauline Way. The proposed PF (Public Facilities) land use designation will ensure consistency between the uses, zoning district and land use designation; therefore, staff is recommending approval of the subject General Plan Amendment application. If denied, the existing General Plan designation will remain inconsistent with the existing zoning district.

ISSUES

- The C (Commercial) land use designation is inappropriate for the current uses and zoning district on the site. Approval of a General Plan Amendment to PF (Public Facilities) will ensure consistency between the uses, zoning district and land use designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
There are no related relevant City actions for the subject site	

<i>Most Recent Change of Ownership</i>	
12/30/63	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c.1952	The elementary school was constructed in 1952.

<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	

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<i>Neighborhood Meeting</i>	
06/30/10	A neighborhood meeting was held at 6:00 p.m. at the Crestwood Elementary Multipurpose Room, 1300 Pauline Way, Las Vegas, Nevada 89104. The members of the public who attended did not have issues with the change in the land use designation of the property. However, the following neighborhood issues were presented to staff: • The principal of the school locks the gates of the parking lot on Pauline Way in the morning so that parents have to drop off their children in the street. • The Wengert Avenue right-of-way is poorly maintained, and the sidewalk on the south side of the street should be completed. • The blue canvas shade structures over the playground block neighbors' views of the mountains and should be a "desert-neutral" color instead. • The city should repair the sidewalk on 17th Street, as it presents a tripping hazard. • Nevada Energy should do a better job of maintaining the powerline easement (trash, weeds, etc.).

<i>Field Check</i>	
06/24/10	During a field check staff observed a well maintained elementary school.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.76

<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	Public School, Primary	C (Commercial)	C-V (Civic)
North	Senior Citizen Apartment	C (Commercial)	C-1 (Limited Commercial)
South	Public School, Primary	PF (Public Facilities)	C-V (Civic)
East	Senior Citizen Apartment	C (Commercial)	C-1 (Limited Commercial)
West	Utility Transmission Lines	C (Commercial)	R-1 (Single Family Residential)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
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 request would amend the General Plan land use designation of the subject site from C (Commercial) to PF (Public Facilities). There are no changes proposed regarding the use or configuration of the subject site. The amendment to the General Plan land use designation to PF (Public Facilities) will ensure consistency between the zoning district and land use designation; therefore, staff is recommending approval of this request.

FINDINGS (GPA-38526)

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,

The proposed PF (Public Facility) designation allows for a Public School, Primary that is currently located on the site and is compatible with the 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,

The current zoning of C-V (Civic) allows for Public School, Primary and is compatible with existing adjacent zoning districts.

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

The site is accessed from Pauline Way and Wengert Avenue; both are 60-foot Rights-of-Way. These thoroughfares are capable of accommodating the traffic flow for the proposed General Plan Amendment.

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

There are no other applicable adopted plans and policies that affect the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 366

APPROVALS 1

PROTESTS 1