

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-38527	Staff recommends APPROVAL.	NA

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The 2.54-acre subject site consists of an existing Community Recreational Facility (Public) located at 800 North Martin L. King Boulevard. The subject site is within the C-V (Civic) zoning district but maintains an incongruent C (Commercial) land use designation. This application is a request to amend a portion of the Southeast Sector Plan of the General Plan from the existing C (Commercial) land use designation to the PF (Public Facilities) land use designation, which is consistent with the existing C-V (Civic) zoning district. Therefore, staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/13/63	The Board of Commissioners approved a request to Rezone (Z-0142-62) the subject property from R-E (Residence Estates) to R-4 (Medium High Density Residential).
03/07/00	The Board of Zoning Adjustment approved a request for a Variance (V-0001-00) to allow 47 parking spaces where 70 parking spaces is the minimum allowed for a Community Recreational Facility (Public) on the subject site.
03/21/00	The Planning and Development Department administratively approved a Minor Site Development Plan Review [Z-0054-70(2)] on property located at 800 North Martin L. King Boulevard for a proposed 3,307 square foot addition to the existing 33,164 square foot Community Recreational Facility (Public).

<i>Most Recent Change of Ownership</i>	
03/02/60	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/08/96	A building permit (#96022510) was issued for a new community center at 880 North Martin L King Boulevard under plan check C-0218-96. This permit was finaled on 05/20/1997.

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<i>Pre-Application Meeting</i>	
06/15/10	Staff conducted pre-application meeting to review the submittal requirements for the General Plan Amendment.

<i>Neighborhood Meeting</i>	
06/29/10	A neighborhood meeting was held on Tuesday, June 29, 2010 at 6:00 p.m. at the Dula Gymnasium Dance Room, 441 East Bonanza Road, Las Vegas. No members of the public attended the meeting.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.54

<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	Community Recreational Facility (Public)	C (Commercial)	C-V (Civic)
North	Convenience Store	C (Commercial)	C-1 (Limited Commercial)
South	Warehouse/Distribution Center	MXU (Mixed Use)	C-M (Commercial/Industrial)
East	Duplex Housing	MXU (Mixed use)	R-2 (Medium-Low Density Residential)
West	Undeveloped Commercial and Residential Lots	C (Commercial)/SC (Service Commercial)	C-1 (Limited Commercial)/R-E (Residence Estates)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
West Las Vegas Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District – 140 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

MH/YK

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ANALYSIS

The request will not result in any substantial change to the site. The proposed land use designation will bring the existing C-V (Civic) zoning district into conformance with the proposed PF (Public Facilities) General Plan Designation, which allows public and semi-public facilities and is appropriate for the existing Community Recreation Center. The request will not affect the current use of the site, nor will it impact the West Las Vegas Plan area.

FINDINGS (GPA-38527)

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 Facilities) land use designation allows for community centers that are 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 PF (Public Facilities) land use designation allows for the C-V (Civic) zoning district and is compatible with existing adjacent 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

The site is at the intersection of two Primary Arterial roads as indicated on the Master Plan of Streets and Highways map. The area is fully developed and can accommodate the community centers currently located at the site.

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

The proposed amendment will not affect the West Las Vegas Plan area in that the use of the existing Community Recreation Center will remain unchanged.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 186

APPROVALS 0

PROTESTS 0