

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-38528	Staff recommends APPROVAL.	N/A

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a 5.20 acre portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) land use designation and PR-OS (Parks/Recreation/Open Space) to the PF (Public Facilities) land use designation at 6230 Garwood Avenue and 6200 Hargrove Avenue. 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 L (Low Density Residential) and PR-OS (Parks/Recreation/Open Space) land use designations are 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>	
09/16/64	The Board of City Commissioners approved a request for reclassification of property (Z-0080-64) generally located on the northeast corner of Hargrove Avenue and Elton Avenue, from R-1 (Single Family Residential) to C-V (Civic) on the subject site. The Planning Commission recommended approval.
05/02/68	The Board of City Commissioners approved a request for a Special Use Permit (U-0018-68) to construct a church building, on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard.
11/19/75	The Board of City Commissioners approved a request for a reclassification of property (Z-0045-75) generally located on the north side of Hargrove Avenue between Elton Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 (Single Family Residence) to C-V (Civic). The Planning Commission recommended denial.

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04/21/76	The Board of City Commissioners approved a request for a Plot Plan Review [Z-0045-75(1)] to allow a police substation to be located on property generally located on the north side of Hargrove Avenue between Elton Avenue and Garwood Avenue at 6208 Hargrove Avenue. The Planning Commission recommended approval.
01/13/83	The Board of City Commissioners approved a request for a Plot Plan Review and Use Review [Z-0045-75(2)] for a proposed helicopter landing site and building expansion on property generally located on the north side of Hargrove Avenue. The Planning Commission and staff recommended approval.
01/22/91	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0045-75(3)] for a proposed temporary office space and locker room addition to the Metro West Substation at 6208 Hargrove Avenue. The Planning and Development staff recommended approval.
09/23/93	The Planning Commission approved a request for a Review of Condition [Z-0045-75(4)] on property located at 6208 Hargrove Avenue. The Planning and Development staff recommended approval.
01/19/83	The Board of City Commissioners approved a request for Reclassification of Property (Z-0073-82) generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-V (Civic). The Planning Commission and staff recommended approval of this request.
03/21/84	The City Council approved a request for a Reinstatement and Extension of Time (Z-0073-82) on property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, From R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-V (Civic). The Planning Commission and staff recommended approval of this request.
03/20/02	The City Council approved the petition to Vacate a portion of Hargrove Avenue generally located west of Garwood Avenue, south of Oran K. Gragson Highway (US-95). The Planning Commission and staff recommended approval.
06/05/02	The City Council approved the request for a Site Development Plan Review [Z-0073-82(1)] for a proposed 7,700 square-foot Senior Citizen Center and the expansion of Mirabelli Park on 3.00 acres, located on the north side of Garwood Avenue, adjacent to the western terminus of Hargrove Avenue. The Planning Commission and staff recommended approval.
12/18/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3342) for a 31,500 square-foot Community Center on 2.99 acres at 6200 Elton Avenue. The Planning and Development staff recommended approval.

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02/26/04	The Planning and Development Department has administratively approved a request for Administrative Approval (SDR-19721) to allow a proposed 80-foot Wireless Communication Facility, Stealth at 6208 Hargrove Avenue.
04/12/07	The Planning and Development Department has administratively approved a request for Administrative Approval (SDR-19985) to allow a proposed co-location of antennas on an existing 80-foot Wireless Communication Facility, Non-Stealth at 6200 Hargrove Avenue.
09/24/09	The Planning and Development Department has administratively approved a request for a Minor Site Development Plan Review (SDR-35495) for the co-location of three antennas on an existing 80-foot Wireless Communication Facility, Non-Stealth Design (Monopole) located at 6200 Hargrove Avenue.

Most Recent Change of Ownership

03/29/83	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

11/12/02	A building permit (#02020268) was issued for City of Las Vegas Mirabelli Senior Center at 6230 Garwood Avenue. The project was completed on 10/01/03.
11/25/02	A building permit (#02021110) was issued for a Monopole with three antennas at 6208 Hargrove Avenue. The project was completed on 03/14/03.
03/30/04	A building permit (#04013481) was issued for a 20-foot extension to an existing pole at 6208 Hargrove Avenue. The project was completed on 06/25/04.
11/01/04	A building permit (#04020962) was issued for Collocation of Antennas on existin pole at 6208 Hargrove Avenue. The project was completed on 04/25/05.
01/20/05	A building permit (#05000309) was issued for Mirabelli Community Center at 6200 Hargrove Avenue. The project was completed on 02/14/06.

Pre-Application Meeting

A pre-application meeting was done internally, as the applicant is the City of Las Vegas.

Neighborhood Meeting

07/01/10	A neighborhood meeting was held at 6:00 p.m. at the Charleston Heights Art Center Conference Room, 800 Brush Street, Las Vegas, Nevada 89107. No members of the public attended.
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Field Check	
06/24/10	During a field check staff observed a well maintained Community Center Facility.

Details of Application Request	
Site Area	
Net Acres	5.17

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Community Recreational Facility (Public)	L (Low Density Residential)	C-V (Civic)
		PR-OS (Parks/Recreation/Open Space)	
North	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residence	O (Office)	P-R (Professional Office and Parking)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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ANALYSIS

This request would amend the General Plan land use designation of the subject site from L (Low Density Residential) and PR-OS (Parks/Recreation/Open Space) 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 Facility) will ensure consistency between the zoning district and land use designation; therefore, staff is recommending approval of this request.

FINDINGS (GPA-38528)

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 Community Recreational Facility (Public) 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 Community Recreational Facility (Public), Primary 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 accessed from Elton Avenue, Hargrove Avenue and Garwood Avenue which are a 60-foot Right-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.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 452

APPROVALS 0

PROTESTS 0