

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 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-39192	Staff recommends APPROVAL.	N/A
ZON-39193	Staff recommends APPROVAL.	GPA-39192

Staff Report Page One
October 21, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from PF (Public Facilities) to C (Commercial) on five non-contiguous parcels on the south side of U.S. 95, east of Casino Center Boulevard, consisting of 5.76 acres total. There is a companion request for a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on 4.07 acres of the 5.76 acres located on the south side of U.S. 95, east of Casino Center Boulevard. The subject properties are all owned by the City of Las Vegas and are home to varying public uses. The City of Las Vegas no longer anticipates long-term civic uses on these sites. The C (Commercial) General Plan designation as well as the proposed C-2 (General Commercial) zoning district is compatible and harmonious with the surrounding area; therefore, staff recommends approval. If these applications are denied, the General Plan designation would remain PF (Public Facilities), and the zoning designation would remain C-V (Civic).

ISSUES

- Approval of General Plan Amendment (GPA-39192) is required to approve an associated request for Rezoning (ZON-39193).
- No changes to the existing sites are proposed with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/64	The Board of City Commissioners approved a request for Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) on approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road to the north, Las Vegas Boulevard on the east and Charleston Boulevard on the south. The Planning Commission recommended approval.
09/20/72	The Board of City Commissioners approved a Rezoning (Z-0070-72) from R-4 (High Density Residential) to C-2 (General Commercial) for property located at the northwest corner of 6 th Street and Mesquite Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Two
October 21, 2010 - Planning Commission Meeting

09/12/85	The Planning Commission approved a request for a review (CV-0002-85) of property generally located at Mesquite Avenue and Casino Center Boulevard, C-V (Civic) Zone, for the purpose of establishing a Downtown Transportation Center. The Planning and Development staff recommended approval.
05/02/90	The City Council approved a request for Rezoning (Z-0035-90) from R-4 (High Density Residential) and C-2 (General Commercial) to C-V (Civic) at the corner of Las Vegas Boulevard and Mesquite Avenue. For the proposed City Hall Office Annex. The Planning Commission and staff recommended approval.
09/25/97	The Planning and Development staff administratively approved a request for a Site Development Plan Review (SD-0016-97) for a proposed 2,581 square-foot expansion to the existing Downtown Transportation Center located at 300 North Casino Center Boulevard.
06/21/00	The City Council approved a request for a Site Development Plan Review (SD-0017-00) for a 33,069 square-foot addition to the city hall building, a seven level parking garage and a 7,442 square-foot two-story television studio located at the corner of Stewart Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
04/01/47	A deed was recorded for a change in ownership. (APN#139-34-501-008)
09/09/65	A deed was recorded for a change in ownership. (APN#139-34-510-045)
06/30/72	A deed was recorded for a change in ownership. (APN#139-34-512-001)
11/20/81	A deed was recorded for a change in ownership. (APN#139-34-512-005)

<i>Related Building Permits/Business Licenses</i>	
C.1948	The City of Las Vegas office building was constructed at 300 North Las Vegas Boulevard.
C.1982	The City of Las Vegas parking lot was constructed at the northeast corner of Las Vegas Boulevard and Mesquite Avenue.
C.1987	The Downtown Transportation Center was constructed at 300 North Casino Center Boulevard.
11/12/98	A building permit (98022323) was issued for a 7,076 square-foot remodel of the Downtown Transportation Center located at 300 North Casino Center Boulevard. The permit was finaled on 09/10/99.
12/08/00	A building permit (00022273) was issued for a 7,750 square-foot TV Studio located at 221 North Las Vegas Boulevard. The permit was finaled on 07/31/02.

Staff Report Page Three
October 21, 2010 - Planning Commission Meeting

12/08/00	A building permit (00022274) was issued for a 232,072 square-foot parking garage located at 231 North Las Vegas Boulevard. The permit was finalized on 09/12/02.
12/18/03	A building permit (03026654) was issued for a 958 square-foot Tenant Improvement for a Financial Institution at 261 North Las Vegas Boulevard, Suite #110. The permit was finalized on 03/24/04.
10/11/04	A building permit (04020503) was issued for a 1,071 square-foot Tenant Improvement for a restaurant at 261 North Las Vegas Boulevard, Suite #190. The permit was finalized on 12/21/04.

Pre-Application Meeting

08/16/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.
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Neighborhood Meeting

09/21/10	A neighborhood meeting was held on Tuesday, September 21, 2010 from 5:30 pm to 6:00 pm at the Development Services Center located at 731 South 4 th Street, Las Vegas, Nevada in Conference Room 2B. In attendance were four members of the public, one Planning and Development Departments staff member and the Ward 5 liaison. No significant concerns were expressed relative to the proposed land use designation changes.
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Field Check

09/16/10	During a site visit, staff observed multiple sites that clean and free of debris. With the exception of the parcel east of the museum, that is being used as a staging area for materials.
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Details of Application Request

Site Area

Net Acres	5.76
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350 Stewart Avenue

<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	Vacant	PF (Public Facilities)	C-V (Civic)
North	City Hall	PF (Public Facilities)	C-V (Civic)
South	Hotel and Casino/Vacant	C (Commercial)	C-2 (General Commercial)
East	City Hall	PF (Public Facilities)	C-V (Civic)
West	Museum	PF (Public Facilities)	C-V (Civic)

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Staff Report Page Four
October 21, 2010 - Planning Commission Meeting

300 North Casino Center Boulevard

<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	Downtown Transportation Center	PF (Public Facilities)	C-V (Civic)
North	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)
South	Museum	PF (Public Facilities)	C-V (Civic)
East	City Hall	PF (Public Facilities)	C-V (Civic)
West	Parking Lot	C (Commercial)	C-2 (General Commercial)

221 North Las Vegas Boulevard

<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	Parking Garage/Bank/Restaurant	PF (Public Facilities)	C-2 (General Commercial)
North	City Hall	PF (Public Facilities)	C-V (Civic)
South	Office/Parking	C (Commercial)	C-2 (General Commercial)
East	Car Wash	C (Commercial)	C-2 (General Commercial)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

139-34-512-001

<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	Parking Lot	PF (Public Facilities)	C-V (Civic)
North	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)
South	Convenience Store/ Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
East	Multi-Family Residential/ Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)/ C-2 (General Commercial)
West	City Hall	PF (Public Facilities)	C-V (Civic)

Staff Report Page Five
October 21, 2010 - Planning Commission Meeting

300 North Las Vegas Boulevard

<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	Office	PF (Public Facilities)	C-2 (General Commercial)
North	Undeveloped /Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
South	Car Wash	C (Commercial)	C-2 (General Commercial)
East	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
West	City Hall	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial 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
Downtown Centennial Plan Overlay District (Downtown Gateway)	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
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

Staff Report Page Six
October 21, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Stewart Avenue: Secondary Collector</i>	Master Plan of Streets and Highways	80	Y
<i>4th Street: Secondary Collector (South of Stewart Avenue)</i>	Master Plan of Streets and Highways	80	Y
<i>4th Street:</i>	N/A	65	N/A
<i>Mesquite Avenue:</i>	N/A	80	N/A
<i>Las Vegas Boulevard: Primary Arterial</i>	Master Plan of Streets and Highways	100	Y

ANALYSIS

Although they are all located within the Downtown Centennial Plan area, the subject sites are located in various special purposes and overlay districts. Future projects within each special purpose and overlay district will be subject to the standards and requirements of the Downtown Centennial Plan, Downtown Centennial Plan Overlay District (Downtown Gateway), A-O (Airport Overlay) District, Downtown Casino Overlay District, Live/Work Overlay District, Las Vegas Boulevard Scenic Byway Overlay District and the Las Vegas Redevelopment Plan Area. Also there are various bike paths and trails adjacent to the sites that will not be impacted by this request. The proposed General Plan Amendment and Rezoning are appropriate, as the City of Las Vegas no longer anticipates long-term civic uses on the sites. The C (Commercial) General Plan designation as well as the proposed C-2 (General Commercial) zoning district are intended for commercial uses such as retail, service, office as well as mixed-use developments. Therefore, staff recommends approval. If these applications are denied, the subject sites would only permit civic uses, which would inhibit the redevelopment of the properties.

FINDINGS (GPA-39192)

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 intensity of the proposed C (Commercial) General Plan designation is compatible with the existing adjacent C (Commercial), PF (Public Facilities) and MXU (Mixed Use) land use designations.

**Staff Report Page Seven
October 21, 2010 - Planning Commission Meeting**

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

The proposed General Plan designation allows for the zoning district of C-2 (General Commercial). This district is compatible with the existing adjacent land uses and 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 subject properties are located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

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

No applicable plans are affected by this request.

FINDINGS (ZON-39193)

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 proposed C-2 (General Commercial) zoning district conforms to the proposed C (Commercial) General Plan designation.

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 proposed C-2 (General Commercial) zoning district would permit retail, service, office as well as mixed-use developments that are compatible with the surrounding land uses and zoning districts.

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

Staff Report Page Eight
October 21, 2010 - Planning Commission Meeting

The proposed Rezoning is appropriate, as the City of Las Vegas no longer anticipates long-term civic uses on the subject sites.

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 the subject sites is provided via Stewart Avenue, 4th Street, Mesquite Avenue and Las Vegas Boulevard. The sites will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 202

APPROVALS 0

PROTESTS 0