

**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-39326	Staff recommends APPROVAL.	N/A
ZON-39327	Staff recommends APPROVAL.	GPA-39326

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**** 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 MXU (Mixed Use), consisting of 6.82 acres total on two non-contiguous parcels located at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard. There is a companion request for a Rezoning (ZON-39327) from C-V (Civic) to C-2 (General Commercial) on the subject sites. The subject properties are all owned by the City of Las Vegas and are home to the Department of Leisure Services and the Reed Whipple Cultural Arts Center. The City of Las Vegas no longer anticipates long-term civic uses on these sites; 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-39326) is required to approve an associated request for Rezoning (ZON-39327).
- 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>	
03/24/94	The Planning Commission approved a Civic Review (CV-0001-94) to allow an administrative office trailer at 749 Veterans Memorial Drive. The Planning and Development staff recommended approval.
10/24/02	The Planning Commission approved a Site Development Plan Review (SD-0049-02) to allow 21 Interpretive Banner Displays adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive. The Planning and Development staff recommended approval.

<i>Most Recent Change of Ownership</i>	
05/15/90	A deed was recorded for a change in ownership. (139-27-708-016)

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<i>Related Building Permits/Business Licenses</i>	
C.1963	The building at 821 North Las Vegas Boulevard was constructed.
05/12/94	A building permit (94331647) was issued for a Non-work Certificate of Occupancy at 749 Veterans Memorial Drive. The permit was finalized on 05/13/94.

<i>Pre-Application Meeting</i>	
08/16/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

<i>Neighborhood Meeting</i>	
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.

<i>Field Check</i>	
09/16/10	The site contains the City of Las Vegas Leisure Services property, which is clean and free of debris. The site also includes the Reed Whipple Center Property, which has weeds growing in the landscape areas and open trash dumpsters that are filled with trash.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	6.82

741 Veterans Memorial Drive

<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	Government Facility	PF (Public Facilities)	C-V (Civic)
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
South	Private Club, Lodge or Fraternal Organization	MXU (Mixed Use)	C-V (Civic)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)

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821 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	Government Facility	PF (Public Facilities)	C-V (Civic)
North	Government Facility	PF (Public Facilities)	C-V (Civic)
South	Single Family Residence	MXU (Mixed Use)	R-1 (Single Family Residential)
	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial) under ROI C-2 (General Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	Government Facility	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown North 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 (200 feet)	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

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>Sycamore Lane: Local Street</i>	N/A	50	N/A
<i>Veterans Memorial Drive:</i>	N/A	60	N/A
<i>Las Vegas Boulevard: Primary Arterial</i>	Master Plan of Streets and Highways	100	Y

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ANALYSIS

The subject sites are located within the Downtown North Plan Land Use Plan and the following special purpose and overlay districts: C-V (Civic) District, A-O (Airport Overlay) District and the Las Vegas Boulevard Scenic Byway Overlay District. Future projects within each special purpose and overlay district will be subject to the standards and requirements of the special purpose and overlay districts. 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 MXU (Mixed Use) General Plan designations 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 subject properties.

FINDINGS (GPA-39326)

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 MXU (Mixed Use) General Plan designation is compatible with the existing PF (Public Facilities) and MXU (Mixed Use) land use designations on adjacent properties.

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.

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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-39327)

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 MXU (Mixed-Use) 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 is 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.

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 Veterans Memorial Drive and Las Vegas Boulevard. The sites will be sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 276

APPROVALS 0

PROTESTS 0