

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-39334	Staff recommends APPROVAL.	N/A

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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 C (Commercial) on six non-contiguous parcels located at the northwest corner of Las Vegas Boulevard and Gass Avenue, totaling 2.12 acres. The subject properties are home to the City of Las Vegas Development Services Center and five parking lots. As the City of Las Vegas no longer anticipates long-term civic uses on these sites, staff recommends approval. If these applications are denied, the General Plan designation would remain PF (Public Facilities) and remain inconsistent with the current C-2 (General Commercial) zoning designation.

ISSUES

- 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.
10/21/10	The Planning Commission voted to hold this item in abeyance at the request of the applicant.

<i>Most Recent Change of Ownership</i>	
07/26/89	A deed was recorded for a change in ownership. (139-34-410-154)
10/21/02	A deed was recorded for a change in ownership. (139-34-410-152 and 153)
01/31/01	A deed was recorded for a change in ownership. (139-34-410-155)
12/04/06	A deed was recorded for a change in ownership. (139-34-410-149 and 156)

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<i>Related Building Permits/Business Licenses</i>	
C.1963	The City of Las Vegas Development Services Center building was constructed at 731 South 4 th Street.
05/01/96	A building permit (96008678) was issued for a building demolition at 401 Garces Avenue. The permit was never finalized.
08/07/97	A building permit (97016287) was issued for a Tenant Improvement remodel at 731 South 4 th Street. The permit was finalized on 09/02/07.
08/06/99	A building permit (99015781) was issued for flood repair at 731 South 4 th Street. The permit was never finalized.
04/17/90	A building permit (960064708) was issued for demolition at 704 South Las Vegas Boulevard. The permit was finalized on 01/30/91.
11/30/00	A building permit (21671) was issued for demolition at 708 South Las Vegas Boulevard. The permit was finalized on 02/22/01.
02/01/01	A building permit (01001702) was issued for a trash enclosure at 731 South 4 th Street. The permit was finalized on 02/05/01.
02/15/01	A building permit (1002488) was issued for ornamental iron fence at 708 South Las Vegas Boulevard. The permit was finalized on 03/08/01.
04/10/09	A building permit (137419) was issued for fire damage at 731 South 4 th Street. The permit was finalized on 07/21/09.

<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	During a site visit, staff observed the City of Las Vegas Development Services Center and surrounding parking lots, which are clean and free of debris and trash.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.12

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<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/ Parking Lot	PF (Public Facilities)	C-2 (General Commercial)
North	Office/General Retail	C (Commercial)	C-2 (General Commercial)
South	Office/Dry Cleaners	MXU (Mixed Use)	C-2 (General Commercial)
East	Pawn Shop/General Retail	MXU (Mixed Use)/ C (Commercial)	C-2 (General Commercial)
West	Office	MXU (Mixed Use)/ C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan (Downtown South)	X		Y
Special Purpose and Overlay Districts	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan 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

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Gass Avenue: Secondary Collector</i>	Master Plan of Streets and Highways	80	Y
<i>4th Street: Secondary Collector</i>	Master Plan of Streets and Highways	80	Y
<i>Garces Avenue:</i>	N/A	80	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 same block in the Downtown Centennial Plan (Downtown South) Master Plan, Live/Work Overlay District, Las Vegas Boulevard Scenic Byway Overlay District and the Las Vegas Redevelopment Plan Area. Future projects within each master plan and overlay district will be subject to the standards and requirements of the master plan and overlay districts, as well as the existing and approved, but undeveloped Bike Trails. The proposed General Plan Amendment is appropriate, as the City of Las Vegas no longer anticipates long-term civic uses on the sites. The C (Commercial) General Plan designation allows for commercial uses that are normally allowed within the existing C-2 (General Commercial) zoning district; therefore, staff recommends approval. If these applications are denied, the General Plan designation would remain PF (Public Facilities) and remain inconsistent with the current C-2 (General Commercial) zoning designation.

FINDINGS (GPA-39334)

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) and MXU (Mixed Use) 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 proposed General Plan designation is compatible with the existing C-2 (General Commercial) zoning district. 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 527

APPROVALS 5

PROTESTS 1