



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2011
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-40031	Staff recommends APPROVAL.	
ZON-40032	Staff recommends APPROVAL.	GPA-40031

Staff Report Page One
January 25, 2011 - 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 MXU (Mixed Use) with a companion request for a Rezoning (ZON-40032) from C-V (Civic) to C-2 (General Commercial) on 6.4 acres at 400 Stewart Avenue. The purpose for the General Plan Amendment and Rezoning is to prepare the site for private development once the new city hall building is completed. If these applications are denied, the General Plan designations would remain PF (Public Facilities) and the C-V (Civic) zoning designation would remain limiting the development potential of the site.

ISSUES

- Approval of General Plan Amendment (GPA-40031) is required to approve an associated request for Rezoning (ZON-40032).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/16/80	The City Council approved a Special Use Permit (CV-0001-80) for a helicopter landing site.
05/17/00	The City Council approved a Site Development Plan Review (SD-0017-00) for a 33,069 Square Feet addition to City Hall, a 2,625 Square Feet, six-level Parking Garage, and a 7,347 Square Feet, two story Television Studio. The Planning Commission and Staff recommended approval.

<i>Most Recent Change of Ownership</i>
The property has not had a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/07/08	A Building Permit (26779) for a Capital Improvement Project was issued and finalized on July 7, 2008.
07/17/09	A Building Permit (143571) for a Tenant Improvement was issued. The permit was final on September 29, 2009.
08/25/09	A Building Permit (146223) for a Tenant Improvement was issued. The permit was final on September 8, 2009.

Staff Report Page Two
January 25, 2011 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
10/22/10	Staff reviewed the applications required for a successful submittal.

<i>Neighborhood Meeting</i>	
12/20/10	A neighborhood meeting was held, however, no one attended.

<i>Field Check</i>	
12/14/10	Staff conducted a site visit and found the property to be well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.4

<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	PF (Public Facilities)	C (Commercial)	C-V (Civic)
North	PF (Public Facilities)	PF (Public Facilities)	C-V (Civic)
South	C (Commercial)	C (Commercial)	C-2 (General Commercial)
East	MXU (Mixed Use)	MXU (Mixed Use)	C-2 (General Commercial)
West	C (Commercial)	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Downtown Design Review Committee Overlay	X		N/A
A-O (Airport Overlay) District 200-Foot	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
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

YK

**Staff Report Page Three
January 25, 2011 - Planning Commission Meeting**

ANALYSIS

The subject site is located within the Downtown Centennial Plan Downtown Gateway District, Airport Overlay District with a 200-foot height restriction, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Boulevard Scenic Byway and the Downtown Design Review Committee Overlay. None of these overlay districts will be impacted by the proposals. The site is adjacent to the Scenic Byway Trail which will not be impacted by this request. Fourth Street is an existing 80-foot right-of-way and Las Vegas Boulevard is a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. The purpose for the General Plan Amendment and Rezoning is to prepare the land use designation for future commercial uses. The proposed C (Commercial) General Plan designation as well as the C-2 (General Commercial) zoning district is intended for intense commercial and/or office uses that will further the city's redevelopment goals for downtown, therefore, staff recommends approval.

FINDINGS (GPA-40031)

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 C (Commercial) designation allows for a variety of intense commercial and/or office uses, which 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 proposed Rezoning to C-2 (General Commercial) allows for a variety of intense commercial and/or office uses which are 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 subject property contains a 10-story office building and adjacent parking garage. The site can be accessed from Fourth Street and Las Vegas Boulevard 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.

**Staff Report Page Four
January 25, 2011 - Planning Commission Meeting**

No applicable plans are affected by this request.

FINDINGS (ZON-40031)

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 a variety of intense commercial and/or office uses 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.

The proposed Rezoning is appropriate to be consistent with the existing and proposed commercial/office use.

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.

The access to the site is provided along Fourth Street and Las Vegas Boulevard. The streets are adequate to meet the requirements for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0