



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-47549	Staff recommends APPROVAL.	
ZON-47547	Staff recommends APPROVAL.	GPA-47549
SUP-47551	Staff recommends APPROVAL.	GPA-47549 ZON-47547
	Staff recommends APPROVAL, subject to conditions:	
VAC-47546	Staff recommends APPROVAL.	GPA-47549 ZON-47547
	Staff recommends APPROVAL, subject to conditions:	SUP-47551
SDR-47550	Staff recommends APPROVAL.	GPA-47549 ZON-47547
	Staff recommends APPROVAL, subject to conditions:	SUP-47551 VAC-47546

**** CONDITIONS ****

SUP-47551 CONDITIONS

Planning

- 1.Approval of General Plan Amendment (GPA-47549) and Rezoning (ZON-47547), and approval of and conformance to the Conditions of Approval for Vacation (VAC-47546) and Site Development Plan Review (SDR-47550) shall be required.
- 2.This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

**Conditions Page Two
January 8, 2013 - Planning Commission Meeting**

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC-47546 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the "C" Street public right-of-way from Adams Avenue south 260 feet to NDOT Right-Of-Way, a portion of a 20 foot wide alley and a portion of Adams Avenue.
2. The Order of Vacation shall reserve a 20-foot wide Public Sewer Easement centered on the existing sewer line in "C" Street unless otherwise allowed by the Sanitary Sewer Section of the Department of Public Works.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-47550 may be used to satisfy this requirement provided that it addresses the area to be vacated. Alternatively, a public drainage easement, acceptable to the Flood Control Section shall be reserved in the Order of Vacation.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

Conditions Page Three
January 8, 2013 - Planning Commission Meeting

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. If the Order of Vacation (or *Order of Relinquishment of Interest if a Patent Reservation*) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

SDR-47550 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-47549) and Rezoning (ZON-47547), and approval of and conformance to the Conditions of Approval for Vacation (VAC-47546) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

Conditions Page Four
January 8, 2013 - Planning Commission Meeting

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/20/12, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.10.150.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. A Petition of Vacation, such as VAC-47546, shall record prior to the issuance of any building permits for this site or the recordation of a map, whichever may occur first.
11. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Conditions Page Five

January 8, 2013 - Planning Commission Meeting

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this facility.
13. The access gate from “D” Street shall be moved closer to the right-of-way line so as to prevent a vehicle from entering the driveway and having to back out on to “D” Street when the gate is closed.
14. A non-standard knuckle, as depicted in the approved Site Plan for the “C” Street and Adams Avenue intersection is hereby approved as a deviation from standards. Any further deviation for this site must be approved by the City Engineer.
15. There shall be no trees or vegetation over 3-feet tall allowed within the area shown as "restricted landscape area". Record a 20-ft wide Public Sewer Easement or an Intent for Public Sewer Easement if an easement is not obtainable, over the existing public sewer in this site. Alternatively, relocate/abandon the existing public sewer with a plan acceptable to the Sanitary Sewer Planning division prior to the issuance of any building permits.
16. Contact the City Engineer’s Office at 229-6272 to coordinate the development of this project with the “D Street Improvement Project and the Sidewalk Infill project” and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Staff Report Page One
January 8, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for the ongoing Historic Westside School Renovation. All of the proposed plans have been reviewed and approved by the Las Vegas Historic Preservation Commission. The property will be enlarged by vacating a portion of C Street and being remapped to include the parcel on the eastside of C Street. The new campus will become a multi-use community center with retail stores, a café, offices and a banquet facility. Staff recommends approval of all five applications with conditions. If the applications are denied, the facility will continue to operate as is without a banquet facility.

ISSUES

- A Vacation application is required to vacate a portion of C Street and Adams Avenue. Staff supports this request.
- A Special Use Permit to allow a Banquet Facility use is required. Staff supports this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/01/09	The Las Vegas City Council approved petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street. The Planning Commission and staff recommended approval.
05/19/10	The City Council approved DIR-37526 to designate the Westside School as a Historic Landmark on the city of Las Vegas Historic Property Register. The Historic Preservation Commission, Planning Commission and staff recommended approval.
02/02/11	City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$300,000.00 to fund a master plan for the Historic Westside School and Variety Early Learning Center and Historic Preservation Plan for the Historic Westside School located at 330 West Washington Avenue.

Staff Report Page Two
January 8, 2013 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
06/27/75	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1949	The Clark County Assessor's office indicates a construction date of 1949.
06/12/03	A Business License (#N31-00136) was issued for non-profit community services at 330 W. Washington Avenue. The license was re-classified from (#N05-00604) on 08/12/06. The license remains active at this location.
02/16/05	A Building Permit (#5000864) was issued for a non-work certificate of occupancy at 330 W. Washington Avenue. The permit was finalized on 03/21/05.

<i>Pre-Application Meeting</i>	
11/07/12	Staff met with the applicant and reviewed the requirements for a GPA, ZON, VAC, SUP and SDR applications to convert a historic school into a multi-use campus. Easements for utilities will have to remain for the vacation area and a deviation may be required for C Street to end in a cul-de-sac.

<i>Neighborhood Meeting</i>	
12/10/12	Meeting Start Time: 6:04 pm Meeting End Time: 6:50 pm Attendance: 3 members of the public, 1 member of the development team, 1 member of City Council, 1 member of Planning The applicant made a presentation. There were no concerns raised by the public.

<i>Field Check</i>	
11/29/12	Staff visited the site and found it to be clean and fenced. A radio station and offices were occupying most of the floor space with the remainder vacant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.63

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	School	PF (Public Facilities)	C-V (Civic)
	Vacant Land	MXU (Mixed Use)	R-3 (Medium Density Residential)

Staff Report Page Three
January 8, 2013 - Planning Commission Meeting

North	Child Care	PF (Public Facilities)	C-V (Civic)
	Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	I-15 Right-of-Way	I-15 Right-of-Way	I-15 Right-of-Way
East	I-15 Right-of-Way	I-15 Right-of-Way	I-15 Right-of-Way
West	Apartments	R-4 (High Density Residential)	H (High Density Residential)
	Church		

<i>Master Plan Areas</i>	<i>Compliance</i>
West Las Vegas Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
C-V (Civic) District	Y
A-O (Airport Overlay) District 175 Feet	Y
H (Historic Designation)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	2.63 acres
Min. Lot Width	305 Feet
Min. Setbacks • Front • Side • Corner • Rear	5 Feet 117 Feet 5 Feet 26 Feet
Min. Distance Between Buildings	20 Feet
Max. Lot Coverage	17 %
Max. Building Height	30 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened

Staff Report Page Four
January 8, 2013 - Planning Commission Meeting

<i>Standards</i>	<i>Provided</i>		
Buffer Trees:			
• North	7 Trees		
• South	9 Trees		
• East	6 Trees		
• West	0 Trees		
TOTAL PERIMETER TREES	22 Trees		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	22 Trees
Min. Zone Width			
• North	4 Feet		4 Feet
• South	5 Feet		5 Feet
• East	0 Feet		0 - 20 Feet
• West	0 Feet		0 - 5 Feet

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Washington Avenue	Secondary Collector	Planned Streets and Highways Map	70	N
C Street	N/A	N/A	65	N/A
D Street	N/A	N/A	70	N/A
Adams Avenue	N/A	N/A	65	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards are used for comparison:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Banquet Facility	2,204 SF	1:100 SF	23				
Office	6,635	1:300 SF	23				
Restaurant	1,250 SF	1:50 SF	25				
Back Restaurant	750 SF	1:200 SF	4				
Retail	7,584 SF	1:175	44				
TOTAL SPACES REQUIRED			119		117		Y*

Staff Report Page Five
January 8, 2013 - Planning Commission Meeting

Regular and Handicap Spaces Required			114	5	112	5	Y*
Loading Spaces	18,423 SF	2:29,999 SF	2		2		Y

**There are no parking requirements for C-V (Civic) zone districts unless adjacent to the U, R-E, R-1, R-CL or R-2 districts. This project is not adjacent to any of these districts; therefore, this project is in compliance.*

ANALYSIS

The applicant is requesting approval of five applications that are needed to implement a Re-purpose Master Plan for the Historic Westside School campus. Although no additional square-footage will be added to the existing buildings, several site improvements are planned. Site improvements include:

- Vacating a portion of C Street;
- Increase parking by incorporating city-owned parcel located between C Street and I-15;
- Replace sidewalks for the 1948 primary school building;
- Bring all pathways to current ADA standards for entire site;
- Install landscaping, including turf and trees, in courtyard of 1948 building;
- Install decorative fence with landscape planter;
- Install trees in landscape buffer along Washington Avenue in front of the 1923 building;
- Move existing satellite dishes and other transmission equipment to the southeast corner of the site. Equipment will be installed below grade;
- Connect the Historic Westside School site to the Variety Early Learning Center site using central axis walkway with landscape planters and decorative pavers; and
- Add a new one-way brick paved street connecting D Street to C Street. The original street was vacated under VAC 880324:452.

The vacation of a portion of C Street will not have any impact, as it already ends in a cul-de-sac at Washington Avenue. The vacation will allow the parcel on the eastside of C Street to be joined with the Historic Westside School Campus. This will eliminate an unused parcel that has recently been used by transients to congregate. Once the street is vacated, it will be redeveloped as an expanded landscaped parking lot. This will improve the overall aesthetics of the immediate area.

The General Plan Amendment and the Rezoning applications apply only to the small parcel on the eastside of C Street that will be added to the Historic Westside School Campus. Approval of these applications will correspond to the existing entitlements on the rest of the campus. This will allow the unification and redevelopment of the entire campus as a whole.

Staff Report Page Six
January 8, 2013 - Planning Commission Meeting

In order to maximize the communities' use of the redeveloped campus, the applicant is requesting to add Banquet Facility as an allowable use. Such a use would expand social opportunities and events for residents during the evening and weekends. Currently, there are limited venues within the neighborhood to host such activities, forcing residents to go outside the area for such venues.

The Banquet Facility use is defined as "An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include: 1) Kitchen facilities for the preparation or catering of food; 2) The sale of alcoholic beverages for on-premises consumption, only during an event; and 3) Outdoor gardens or reception facilities." The proposed use meets the definition as reflected in the applicants' justification letter.

There are no minimum Special Use Permit requirements for this a Banquet Facility use.

In 2011, the City of Las Vegas approved funds to hire a consultant to develop a Master Plan for the Historic Westside School. This was completed and approved by the Las Vegas Historic Preservation Commission. Implementation includes these five entitlement applications. This project directly supports the West Las Vegas Plan, Historic Preservation, Action 2.b: "To complete restoration of the Historic Westside School based on consultant recommendations." As this project will further the City's efforts to implement the West Las Vegas Plan and is compatible with the surrounding area, staff recommends approval of the five applications, with conditions.

FINDINGS (GPA-47549)

Section 19.16.030(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 PF (Public Facilities) General Plan designation allows for government building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries, religious facilities and public utility uses. The proposed amendment is compatible with the existing adjacent PF (Public Facilities) designation.

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

Staff Report Page Seven
January 8, 2013 - Planning Commission Meeting

An application to rezone the property from R-3 (Medium Density Residential) to C-V (Civic) accompanies this request, and if approved, will be consistent with the adjacent parcels General Plan designations.

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 by C and D Streets and is adequate for the uses permitted by the proposed amendment.

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

The proposed amendment conforms to the West Las Vegas plan to redevelop and preserve the historic nature of the Westside School property.

FINDINGS (ZON-47547)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

A General Plan Amendment application was submitted in conjunction with this request and if approved, will allow the proposed C-V (Civic) zoning 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 C-V (Civic) zoning designation will be compatible with the adjacent C-V (Civic) zoning designation.

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

The requested rezoning will allow the adjacent West Side School campus to expand to meet its parking requirements.

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.

Staff Report Page Eight
January 8, 2013 - Planning Commission Meeting

The site is accessible via C and D Streets and is adequate to meet the proposed requirements of the C-V (Civic) zoning.

FINDINGS (SUP-47551)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The Banquet Facility use is an appropriate accessory use to meeting facility, where weddings, anniversaries and other celebratory events are common. The site contains adequate screening and landscaping to buffer activities on the site from neighboring residential uses. Therefore, the use is harmonious and compatible for the area.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The site is a repurposed school that is large enough for the proposed use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access to the site is provided by C and D Streets, which are adequate to serve the needs of the proposed Banquet Facility use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Banquet Facility use will be subject to licensing and inspection for compliance with local laws; therefore, the public health, safety and welfare are protected.

5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum Special Use Permit requirements for a Banquet Facility use in Title 19.12.

Staff Report Page Nine
January 8, 2013 - Planning Commission Meeting

FINDINGS (SDR-47550)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1.The proposed development is compatible with adjacent development and development in the area;

The proposed project is a significant keystone to the quality of the life in West Las Vegas. This renovation will continue to improve a vital community hub and is compatible with adjacent development and development in the area.

2.The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

A General Plan Amendment has been submitted with this case that if approved, will bring the entire site into conformance with the proposed use.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is provided by C and D Streets, which are adequate to serve the needs of the proposed uses.

4.Building and landscape materials are appropriate for the area and for the City;

The building and landscape materials have been approved by the Historic Preservation Commission as historically accurate for the registered site and therefore are appropriate for the area and for the city-at-large.

5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations have been previously reviewed by the Historic Preservation Office and have been determined to be appropriate for maintaining the historical accuracy of the site. In addition to meeting the historic preservation standards, the materials and elevations are not unsightly, and are harmonious and compatible with development in the area.

6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

**Staff Report Page Ten
January 8, 2013 - Planning Commission Meeting**

As this is a City-owned and operated facility under the protection of the City of Las Vegas Marshals the site will not compromise the public health, safety or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 99 (GPA-47549 & ZON-47547)
2 (VAC-47546)
149 (SUP-47551 & SDR-47550)

APPROVALS 0

PROTESTS 0