



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 21, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: DROCK 3RD STREET, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-53016	Staff recommends APPROVAL.	
ZON-53017	Staff recommends APPROVAL.	GPA-53016

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to amend a portion of the Southeast Sector of the General Plan from PF (Public Facilities) to GC (General Commercial) on a 2.76 acre site located at 200 South 3rd Street. The subject site is located within the Central Casino Core District of the Downtown Centennial Plan. There is a companion request for a Rezoning of the subject site from C-V (Civic) to C-2 (General Commercial). The subject site was previously the location of the city of Las Vegas Court House building. The owner has demolished the old government facility and is constructing a temporary commercial parking lot (valet). As such, the subject site is absent of any government facilities and the current General Plan and zoning designations meant for public and semi-public uses are no longer appropriate. The proposed GC (General Commercial) General Plan designation and C-2 (General Commercial) zoning district are consistent with the new temporary parking lot (valet) use, the surrounding land uses found within the Central Casino Core District of the Downtown Centennial Plan and future redevelopment of the site. Therefore, staff recommends approval. If denied, the General Plan designation would remain PF (Public Facilities) and the zoning designation would remain C-V (Civic).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/64	The City Council approved a 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) and C-V (Civic) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. Planning Commission and staff recommended approval.
02/06/14	Staff administratively approved a request for a Minor Site Development Plan Review (SDR-52802) for a temporary parking lot (valet) on 2.76 acres located at 200 South 3 rd Street.
03/11/14	A request for a Site Development Plan Review (SDR-52726) was approved by the Planning Commission for a temporary parking lot with a waiver of the Downtown Centennial Plan Parking Lot Screening Fence standard on 2.76 acres at 200 South 3 rd Street. Staff recommended denial.
	A request for a Variance (VAR-52727) was approved by Planning Commission to allow a six-foot tall fence along the front property line where a maximum height of five feet is allowed on 2.76 acres at 200 South 3 rd Street. Staff recommended denial.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/08/14	The Planning Commission voted (6-0-1/ts) to recommend approval of a General Plan Amendment (GPA-53016) FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) and Rezoning (ZON-53017) FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street.

<i>Most Recent Change of Ownership</i>	
11/22/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c.1960	A government facility was constructed at 200 South 3 rd Street.
02/15/90	A building permit (#90057384) was issued for interior renovations at 200 South 3 rd Street. The permit expired on 06/19/93.
08/24/92	A building permit (#92157485) for an interior tenant improvement at 200 South 3 rd Street. The permit was finalized on 12/28/92.
10/22/96	A building permit (#96021166) was issued for a tenant improvement at 200 South 3 rd Street. The permit expired on 03/21/98.
09/23/98	A building permit (#98019252) was issued for an interior tenant improvement at 200 South 3 rd Street. The permit was finalized on 02/04/99.
12/09/13	A building permit (#250277) was issued for the demolition of a two-story detached parking structure at 200 South 3 rd Street. The permit has not received a final inspection.
12/19/13	A building permit (#250816) was issued for the demolition of a government facility at 200 South 3 rd Street. The permit has not received a final inspection.

<i>Pre-Application Meeting</i>	
01/23/14	Staff met with the applicant and reviewed the requirements for a Temporary Parking Lot in the Downtown Centennial Plan. The applicant will meet the screening requirements by installing the standard 42-inch tall Downtown Centennial Plan parking lot screening fence. The parking lot will be valet only, which does not require typical parking lot striping or handicap accessibility requirements. Staff concluded that the proposed project can proceed via an administrative Site Development Plan Review.

<i>Neighborhood Meeting</i>	
03/13/14	Meeting Start Time: 5:40pm Meeting End Time: 7:00pm Attendance: 1 member of the public and 1 member of Planning Only one member of the public attended the meeting; there were no questions or concerns about the proposed General Plan Amendment and Rezoning applications

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Field Check	
01/31/14	Staff conducted a site visit and noted the demolition of an existing government facility.

Details of Application Request	
Site Area	
Gross Acres	2.76

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Government Facility	PF (Public Facilities)	C-V (Civic)
North	Hotel, Casino	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
	Office, Other Than Listed		
East	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Restaurant		
	General Retail		
West	Hotel, Casino	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	Compliance
Downtown Centennial Plan Central Casino Core	Y
Special Purpose and Overlay Districts	Compliance
C-V (Civic) District	Y
A-O (Airport Overlay) District - 200 Feet	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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ANALYSIS

The applicant is requesting to amend a portion of the Southeast Sector of the General Plan from PF (Public Facilities) to GC (General Commercial) on a 2.76 acre site located at 200 South 3rd Street. There is a companion request for a Rezoning of the subject site from C-V (Civic) to C-2 (General Commercial).

The subject site is located within the Central Casino Core District of the Downtown Centennial Plan. This area of the city is predominantly designated with a (Commercial) land use designation or GC (General Commercial) land use designation with subsequent C-1 (Limited Commercial) or C-2 (General Commercial) zoning designations. The proposal to change the General Plan designation and zoning district to GC (General Commercial) is compatible with surrounding development and adjacent uses.

The subject site was previously the location of the city of Las Vegas Court House building. The owner has demolished the old government facility and is constructing a temporary commercial parking lot (valet). As a result, the subject site is absent of any government facilities and the current general plan and zoning designations meant for public and semi-public uses are no longer appropriate. The proposed General Plan Amendment and Rezoning applications are compatible with the City of Las Vegas 2020 Master Plan, surrounding development and adjacent uses; therefore, staff recommends approval.

FINDINGS (GPA-53016)

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 proposed GC (General Commercial) General Plan designation is compatible with the adjacent commercial land uses found within the downtown area. Furthermore, the proposal would allow for comparable zoning districts found within the area.

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

The proposed GC (General Commercial) General Plan designation allows for the C-2 (General Commercial) zoning district, which is the predominant zoning designation for commercial uses in the downtown area.

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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 is located within an established part of the city, which has defined transportation and utility corridors. As such, there are appropriate facilities 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.

This proposed General Plan Amendment is consistent with the City of Las Vegas 2020 Master Plan and properties within the surrounding area.

FINDINGS (ZON-53017)

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.

The proposed Rezoning to the C-2 (General Commercial) zoning district conforms to the proposed GC (General Commercial) land use 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 approved temporary parking lot (valet) and any future uses typically allowed in the C-2 (General Commercial) zoning district are compatible with the surrounding downtown area of primarily commercial uses.

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

The current zoning designation of C-V (Civic) limits development to public and semi-public land uses. The proposed C-2 (General Commercial) zoning designation allows a greater opportunity to develop the property with private commercial uses, which are typically found in the immediate area.

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.

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Site access is provided by Carson Avenue, an 80-foot wide Major Collector as classified by the Master Plan of Streets and Highways. The existing Major Collector provides adequate access to the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 107 (By City Clerk)

APPROVALS 4

PROTESTS 0