City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-16193 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

PROJECT DESCRIPTION

This request for a General Plan Amendment has been initiated by the City of Las Vegas for the purpose of realigning the Land Use categories with their existing use. This amendment seeks to amend the land use designation from MXU (Mixed Use) to P-F (Public Facilities) so as to properly reflect the type of activity occurring at these locations.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10-05-06	The Planning Commission recommended approval of companion item ZON-16450 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item#34/mh).
Related Building Permits/Business Licenses	
7/14/95	L-786-95: Chester Stupak Memorial Park established (250 W. Baltimore Ave)
12/04/97	L-499-97: Modular classroom installed at Chester Stupak Civic Center (300 W. Boston Ave)
Pre-Application Meeting	
N/A	A pre-application meeting was not given as the City of Las Vegas is the applicant
Neighborhood Meeting	
9/12/2006	A Neighborhood meeting was held at 5:30 pm at Chester Stupak Community Center, 300 Boston Ave. In attendance was one City Staff member and no members of the public attended the meeting. City staff waited until 6:00 pm. At which the meeting was adjourned.

Details of Application Request	
Site Area	
Gross Acres	1.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Community Center & Park	MXU (Mixed Use)	C-M C-V
North	Industrial (300 W. Boston Ave) Apartments (250 W. Baltimore Ave)	LI/R (300 W. Boston Ave) MXU (Mixed Use)	C-M (300 W. Boston Ave) R-4 (250 W. Baltimore Ave)
South	Apartments	MXU (Mixed Use)	R-4
East	Apartments	MXU (Mixed Use)	R-4
West	Apartments	MXU (Mixed Use)	R-4

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	Y		Y or N
Redevelopment Plan Area			Y or N
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District	Y		N/A
A-O Airport Overlay District	Y		Y
Trails	N		N/A
Rural Preservation Overlay District	N		N/A
Development Impact Notification Assessment	N		N/A
Project of Regional Significance	N		N/A

ANALYSIS

The two facilities, the Chester Stupak Community Center and the Chester Stupak Community Park, have both served the local community for almost ten years. Currently, the General Plan Designation for 300 West Boston Avenue (the Chester Stupak Community Center) and 250 West Baltimore Avenue depicts the MXU (Mixed-Use) Land Use category. The Mixed-Use category allows for a select variety of residential and commercial zoning categories to be situated within close proximity. As both of these facilities are

FINDINGS

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,

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

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

In regard to "1":

As this proposal is for an alignment of land use for an existing City of Las Vegas Park and Civic Center that serves the immediate community of medium density housing it is harmonious with the surrounding neighborhood.

In regard to "2":

As previously stated, this proposal is for an alignment of land use for an existing City of Las Vegas Park and Civic Center. The community park at 250 West Baltimore already has the proper C-V (Civic) Zone category required of public facilities. The community center at 300 West Boston Avenue, however, will require a zone change from C-M (Light Industrial) Zone to C-V (Civic) Zone. This change will be minor in nature as the facility has been operating at this location since 1997.

In regard to "3":

Since these two facilities are both located within a medium-density residential neighborhood and are situated across the street from each other, it is worth noting that they both provide adequate pedestrian –and vehicular- access via neighborhood and local streets.

In regard to "4":

The proposed amendment will comply with the Master Plan, the Downtown Centennial Plan, and the Downtown Redevelopment Plan as it is providing much needed recreation and leisure facilities in the Downtown Area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 155 by Planning Department

APPROVALS 0

PROTESTS 0