



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 4, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-15411 - APPLICANT/OWNER: MICHELLE ZAMORA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-15409) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts 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.
4. Construct all incomplete half-street improvements on Jessica Avenue adjacent to this site concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 1148 South Maryland Parkway.

EXECUTIVE SUMMARY

This application is for the approval of a Rezoning to allow for the conversion of a 1,051 square foot residence into an office building at the corner of Maryland Parkway and Jessica Avenue. The P-R (Professional Office and Parking) zoning designation is used as a buffer zone to separate residential uses from more intense commercial uses, and is permissible in the general plan designation of O (Office).

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 09/06/99 | The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Urban Revitalization Area as described in the Plan. |
| 05/17/06 | The City Council approved a General Plan Amendment (GPA-12043) to change the land use designation of the 168 subject parcels located in Ward 3, from SC (Service Commercial) and L (Low Density Residential) to O (Office). Planning Commission and staff recommended approval. |
| 09/07/06 | The Planning Commission recommended approval of companion item SDR-15409 concurrently with this application. |
| 09/07/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #49/rl). |

B) *Pre-Application Meeting*

07/05/06 At the Pre-Application Meeting, the applicant discussed the plan to convert an existing residence to a commercial office. The applicant was informed that this request requires a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking). The P-R zoning is designed to allow for the conversion of single family homes to office uses while maintaining the residential character. The applicant was also informed that this type of development requires one parking space per 300 Square-Feet, and that this application will require a Site Development Plan Review for the conversion of a single family residence to an office and a landscape buffer waiver.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.16
Net Acres: 0.149

B) *Existing Land Use*

Subject Property: Single Family Residential
North: Office and Single Family Residential
South: Service Commercial
East: Park
West: Single Family Residential

C) *Planned Land Use*

Subject Property: O (Office)
North: O (Office) and L (Low Density Residential)
South: SC (Service Commercial)
East: PR-OS (Parks/Recreation/Open Space)
West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential)
North: O (Office) and R-1 (Single Family Residential)
South: C-D (Designed Commercial)
East: C-V (Civic)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the Master Plan with an O (Office) land use designation, approved by City Council on 05/17/06 as a General Plan Amendment (GPA-12043).

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

INTERAGENCY ISSUES

No interagency issues exist.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	Existing	18 Feet	Y
• Side	Existing	5 Feet	Y
• Corner	Existing	20 Feet	Y
• Rear	Existing	41.5 Feet	Y
Max. Lot Coverage	30 %	15.5%	Y

A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks.

B) General Analysis and Discussion

The purpose of the P-R (Professional Office and Parking) zoning district is consistent with the accompanying Site Development Plan Review (SDR-15409) for the conversion of a 1,051 single story residence to a professional office building. A previous General Plan Amendment (GPA-12043), adopted by City Council on 05/17/06, changed the Land Use designation on the subject site from L (Low Density Residential to Office). The P-R zoning category is allowed in the O (Office) land use designation. This Rezoning is appropriate for the area, and is similar to the office development immediately to the north and south of the site, and the scale of the existing residence being converted to office use, is compatible with existing single-family residential to the north and west.

FINDINGS

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 General Plan Land Use Designation for the subject site is O (Office). The requested P-R (Professional Office and Parking) Zoning is an appropriate and preferred zoning category for the O (Office) 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 proposed P-R Zoning (Professional Office and Parking) is compatible with the commercial uses directly to the north and south of the lot, and will maintain the residential character consistent with the residential uses to the North and East of the subject site.

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

This Rezoning request will bring a non-conforming land use into conformance with General Plan Land Use Designation.

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 subject property is accessed by Maryland Parkway, an arterial street, near the intersection with Sahara Avenue. A 1,051 square foot office building is proposed, and the existing arterial is more than adequate to handle any associated traffic.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 293 by Planning Dept

APPROVALS 0

PROTESTS 0