



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-18753 - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC

**** 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-18657) 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 if approved.

Public Works

3. Dedicate 10 feet of right-of-way adjacent to the east side of this site for the proposed trail along the existing drainage corridor prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance in preparing the document(s).
4. 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.
5. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a rezoning from Undeveloped (U) [Office (O) General Plan Designation] to Professional Office and Parking (P-R) on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive. A companion Site Development Plan Review (SDR-18657) will be considered with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/18/04	The City Council approved a request (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium-Low Density Residential) to O (Office) on 2.67 acres at 7401 Smoke Ranch Road. The Planning Commission failed to reach a supermajority vote, which is tantamount to a recommendation of denial, on 01/22/04. Staff had recommended approval.
02/18/04	The City Council approved requests for a Rezoning (ZON-3456) from U (Undeveloped) to P-R (Professional Office and Parking) and for a Site Development Plan Review (SDR-3457) for a 31,555 square-foot office building on the subject site. The Planning Commission recommended approval on 01/22/04. Staff had recommended approval.
01/26/06	The Planning Commission voted to abey an item and companion request for a Rezoning (ZON-10778) to a C-1 (Limited Commercial) zoning district, a Variance (VAR-10780) for reduction of landscape buffering, a Variance (VAR10781) for residential adjacency, a Special Use Permit (SUP-10783) for Mixed-Use Development, and a Site Development Plan Review (SDR-10784) as VAR-10780 was withdrawn without prejudice and SDR-10784 required re-notification.
02/23/06	The Planning Commission abeyed an item and companion request for a General Plan Amendment (GPA-10776) to an SC (Service Commercial) land use designation, a Rezoning (ZON-10778) to C-1 (Limited Commercial), a Variance (VAR-10781) for Residential Adjacency, and a Special Use Permit (SUP-10783) for Mixed-Use Development, to allow the applicant to meet with area residents and address design changes to the project.

03/23/06	The Planning Commission considered an item and companion request for a General Plan Amendment (GPA-10776) to an SC (Service Commercial) land use designation, a Rezoning (ZON-10778) to C-1 (Limited Commercial), and a Special Use Permit (SUP-10783) for Mixed-Use Development. The Variance for Residential Adjacency (VAR-10781) has been addressed as a result of design changes and the applicant has requested that it be withdrawn without prejudice. Planning Commission approved the project and staff recommended denial. The Request for Rezoning (ZON-10778) from U (Undeveloped) [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) C-1 (Limited Commercial) was withdrawn without prejudice.
05/17/06	The City Council considered a request for a Site Development Plan Review (SDR-10784) for a proposed three-story, 45-foot high, mixed-use development consisting of 25 residential units and 13,243 square feet of office space, waivers to allow a minimum lot width of 59 feet where 100 feet is the minimum lot width required, and to allow a reduction of perimeter landscape standards. Companion item requests for a Variance (VAR-12669) to allow a Three-Story Building where Two Stories is the maximum height allowed, and a Special Use Permit (SUP-10783) for a proposed mixed-use development were considered as well. City Council approved all requests.
01/25/07	<p>The Planning Commission recommended approval of companion item SDR-18657 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #52/ja).</p>
<i>Pre-Application Meeting</i>	
11/15/06	A Pre-Application Meeting was held with the applicant with regard to Site Development Plan Review application. The applicant was informed of the requirement for a handicapped accessible route to the public right-of-way.
<i>Neighborhood Meeting</i>	
Unknown	The applicant has stated that a Neighborhood Meeting was held for this project. Staff requested documentation summarizing the outcome of the meeting however the applicant did not submit this information.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.71 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	O (Office)	U: Undeveloped O (Office)
North	Church	ML (Medium-Low Density Residential)	U (Undeveloped) ML (Medium Low Residential) General Plan Designation
South	Athletic Fields	PR-OS (Parks and Recreation Openspace)	C-V (Civic)
East	Concrete Drainage Channel, Undeveloped Public Trail, High School	Public Right-of-Way and Public Facility	C-V (Civic)
West	Single Family Residential	ML: Medium Low Density Residential	R-CL: Single-Family Compact Lot

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Trails		N	N
Rural Preservation Overlay District		N	N
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following Commercial Development Standards apply to the proposal:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	2.72 acres	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
a. Front	20 Feet	500 Feet	Y
b. Side	5 Feet	52 Feet	Y
c. Corner	15 Feet	N/A	Y
d. Rear	15 Feet	60 Feet	Y
Max. Lot Coverage	50 %	35%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	3 stories, 35 Feet	Y*

Trash Enclosure	Screened and covered	Yes	Y
Loading Zone	30,000-50,000 square feet: 3 required	Not indicated	N
Mech. Equipment	On roof	Yes	Y

*Variance (VAR-12669) approved 3-story building height.

ANALYSIS

The project parcel is a Flag shaped lot surrounded by a mix of land uses including an existing church to the north, single family residential to west, park/open space to the south, a drainage channel and designated public trail and Cimmaron-Memorial High School to the east. In addition, business park uses are located north of Smoke Ranch Road. One vehicular access point onto the project site will be made from Smoke Ranch Road. Pedestrian access will be provided to the office structure via a public trail south of Smoke Ranch road.

General Plan and Zoning

The subject property is designated for Office (O) uses and zoned Undeveloped (U) [Office (O) General Plan Designation] consistent with the General Plan. The proposed zone change to Professional Office and Parking (P-R) is consistent with Office land use designation. Staff recommends approval of the Rezone as the proposal will result in the development of an underutilized parcel and complement the various uses surrounding the project site. Approved Variance (VAR-12669) allows building height up to 3 stories.

Public Trail

A north/south trending public trail south of Smoke Ranch Road runs on and off the project site along the eastern property line and parallel to an existing concrete drainage channel. The applicant has agreed to develop the on-site trail improvements.

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 proposed Professional Office and Parking (P-R) zone is an allowable category within the Office (O) General Plan 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 zone change will contribute to the diversity of existing surrounding residential, religious, business and civic land uses and zoning districts.

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

The project will be sited on an under utilized parcel zoned as Undeveloped (U) Office (O). The Special Use Permit (U-0255-90) that allowed for the construction of the church effectively dictated the remainder parcel would be developed in some form of parking and/or commercial use. The proposed Rezone to P-R (Professional Office and Parking) is consistent with the previous approval.

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 road capacity and operations on Smoke Ranch Road will not be adversely affected by the project.

PLANNING COMMISSION ACTION

There was one speaker in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 210 by Planning Department

APPROVALS 0

PROTESTS 1