



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-20495- APPLICANT: DRAKE REAL ESTATE SERVICES
- OWNER: OUTPAR, LLC

**** CONDITIONS ****

The Planning Commission (6-0-1/rt 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-20503) 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.
4. 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 ****

PROJECT DESCRIPTION

The project request is for a Rezoning from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on a 2.13 acre site located on the west side of Jones Boulevard approximately 275 feet south of Cheyenne Avenue. The zone change will allow for a commercial development that will complement surrounding existing retail, residential, and community service uses. The C-1 (Limited Commercial) zone is consistent with the General Plan designated land use of SC (Service Commercial) and will allow for a new development within a General Plan designated revitalization area. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/87	The City Council approved the Reclassification of Property (Z-92-86) southwest of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-PD10 (Residential Planned Development), C-1 (Limited Commercial), for a proposed Single Family Residential, Townhouses, and Shopping Center uses. Planning Commission and staff recommended denial.
04/26/07	The Planning Commission recommended approval of companion items SUP-20505 and SDR-20503 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #51/ja).
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
02/12/07	A Pre-application meeting was held where Planning staff advised the applicant of the submittal requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.13 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-family residential	L (Low Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	R-1 (Single-family Residential)
West	Institutional Community Service	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation]

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

DEVELOPMENT STANDARDS

In accordance with Title 19.08, the following commercial development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	270 feet	Y
Min. Setbacks			
• Front	20 feet	137 feet	Y
• Side	10 feet	75 ft., 60 ft.	Y
• Corner	-	-	
• Rear	20 feet	52 feet	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	15%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store Other (>3,500 sf)	14,028 square feet	1 space / 175 square feet gross floor area	80	4	85	4	Y
SubTotal			80		85		
TOTAL			80		85		Y
Loading Spaces			2		2		Y
Percent Deviation							

ANALYSIS

The proposed zone change to C-1 (Limited Commercial) will allow for commercial development consistent with the current General Plan land use designation of SC (Service Commercial) and revitalization goals.

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 zone change to C-1 (Limited Commercial) conforms with the General Plan land use.

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 rezone will allow for commercial/retail uses that will complement adjacent commercial, residential, and institutional uses.

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

The project site is an underutilized parcel that via the rezone, will allow for an infill development within a suburban community.

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.

Public roads have adequate capacity and provide direct access to the project site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 441 by Planning Department

APPROVALS 0

PROTESTS 1