



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-23472 - APPLICANT: CITY OF LAS VEGAS - OWNER:
LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-2 (General Commercial), M (Industrial) and R-4 (High Density Residential) under Resolution of Intent to M (Industrial), to M (Industrial) on 1.82 acres at the northeast corner of Bonanza Road and F Street.

The purpose of this request is to establish a single zoning classification for a parcel that was created from several platted lots having multiple classifications, and to hard-zone a portion of the parcel that had been under a resolution of intent. The proposed M (Industrial) District conforms to the General Plan for this area, will better accommodate the proposed uses for the parcel, and is compatible with surrounding land uses and zoning districts. The recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
11/18/92	The City Council approved a Rezoning (Z-0078-92) to C-2 (General Commercial) at the northeast corner of Bonanza Road and E Street adjacent to the subject site. The Planning Commission and staff recommended approval.
05/15/96	The City Council approved a Petition to Vacate (VAC-0018-96) E Street between Wilson Avenue and Bonanza Road. The approval expired 05/15/97.
07/12/99	The City Council approved a Petition to Vacate (VAC-0018-99) E Street and all public alleys on the north side of Bonanza Road, between E Street and F Street.
01/25/07	A Reversionary Final Map (FMP-17479) for the Las Vegas Rescue Mission was recorded.
04/18/07	The City Council approved a Rezoning (ZON-19680) from R-4 (High Density Residential) to M (Industrial) on 0.15 acres at the southeast corner of Wilson Avenue and F Street. A related Special Use Permit (SUP-19681) for a proposed Rescue Mission and a Site Development Plan Review (SDR-19679) for a proposed 10,771 square foot Rescue Mission and perimeter landscape waivers at the northeast corner of Bonanza Road and F Street were also approved. The Planning Commission and staff recommended approval.
08/23/07	The Planning Commission recommended approval of companion item VAC-23034 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #12/ss).

<i>Related Building Permits/Business Licenses</i>	
08/02/96	A building permit (#96015666) was issued for a 255 square foot guard house, entry gates and block wall at 480 West Bonanza Road. The final inspection was 09/04/96 and a certificate of occupancy was issued 12/13/96.
08/02/96	A building permit (#96015667) was issued for a block wall at 480 West Bonanza Road. A final inspection was completed 08/16/96.
08/05/96	A building permit (#96015771) was issued for electrical work on a guard house at 480 West Bonanza Road. A final inspection was completed 09/03/96.
02/12/97	A building permit (#97003135) was issued for re-roofing over existing roof at 500 West Bonanza Road. A final inspection was completed 04/07/97.
07/08/97	A building permit (#97013941) was issued for a tenant improvement for Las Vegas Rescue Mission at 500 West Bonanza Road. A final inspection was completed 11/17/97 and a certificate of occupancy issued.
11/02/99	A building permit (#99021091) was issued for a gas line repair and tag at 480 West Bonanza Road. A final gas test was completed 11/03/99.
12/05/02	A building permit (#02021706) was issued for a 45 x 6 trash enclosure at 480 West Bonanza Road. A final inspection was completed 12/12/02.
11/22/05	A business license (R18-00003) was issued for a homeless shelter at 480 West Bonanza Road.
01/26/06	A business license (N31-00001) was renewed for a thriftshop (non-profit) at 480 West Bonanza Road.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this application; however, a meeting was held 01/17/07 in which staff explained the requirements for the most recent zone change on this site.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
07/16/07	This site is developed with an existing warehouse building in the northeast corner of the site and a thrift shop in the southeast corner. The rear of the property consists of a dirt lot containing high profile trucks and a trash dumpster. A chain link fence is located at the back of curb along Wilson Avenue.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Thriftshop and Warehouse	LI/R (Light Industry/Research)	C-2 (General Commercial) M (Industrial) R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Outside Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Rescue Mission	LI/R (Light Industry/Research)	C-2 (General Commercial)
West	Auto Repair Shop/Auto Parts	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
Downtown North Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails (Pedestrian Path constructed)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The Master Plan Transportation Trails Element indicates a required Pedestrian Path along the north side of Bonanza Road adjacent to this property. The Pedestrian Path requires a five-foot wide sidewalk adjacent to a minimum five-foot wide landscape buffer. The path is already constructed.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard (M District)</i>	<i>Required/Allowed</i>	<i>Existing</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.82 acres	N/A
Min. Lot Width	100 Feet	330 Feet	Y
Min. Setbacks (principal structure)			
• Front	10 Feet	0 Feet	N
• Side	10 Feet	62 Feet	Y
• Corner	10 Feet	184 Feet	Y
• Rear	0 Feet	143 Feet	Y

Min. Setbacks (accessory structures)			
• Front	10 Feet	N/A	N/A
• Side	0 Feet	35 Feet	Y
• Corner	10 Feet	152 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	N/A	19%	N/A
Max. Building Height	N/A	N/A	N/A

The existing thrift shop building was constructed in 1954 at the front property line and does not conform to current standards.

Existing Zoning	Net Acres (approximate)
M (Industrial)	1.52
R-4 (High Density Residential) under ROI to M (Industrial)	0.14
C-2 (General Commercial)	0.16
Proposed Zoning	Net Acres (approximate)
M (Industrial)	1.82
General Plan	Net Acres (approximate)
LI/R (Light Industrial/Research)	1.82

ANALYSIS

The subject property contains an existing nonprofit thriftshop and a warehouse. Prior to February 2007, the subject property consisted of 21 platted lots, two of which were zoned C-2 (General Commercial), three of which were zoned R-4 (High Density Residential), and the remainder of which were zoned M (Industrial). On January 25, 2007 a reversionary final map was recorded that combined the platted lots into a single undivided parcel of land, thereby creating a multi-zoned parcel. Subsequently, a Rescue Mission was proposed for the subject property, which required the R-4 portion to be rezoned to meet use standards. (A Rescue Mission or Shelter for the Homeless is allowed only in the C-2, C-M and M districts with approval of a Special Use Permit for the use.) The Rezoning (ZON-19680) was approved April 18, 2007.

Although the proposed Rescue Mission is permitted in a C-2 district, the C-2 portion of the subject property should have been included in the rezoning request, as the parcel should contain a single zoning classification. Furthermore, the proposed rescue mission building is proposed to be located on top of the boundary between the C-2 and M districts, creating difficulties in the application of zoning standards.

Rezoning the entire 1.82-acre parcel to M (Industrial) will eliminate the zone boundary separating the C-2 and M portions and will expunge the existing resolution of intent on the recently rezoned R-4 portion. The M district is compatible with the LI/R (Light Industrial/Research) General Plan designation for this area, and permits the existing and proposed uses on the subject property. In addition, this zoning district is compatible with surrounding uses and zoning districts.

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 M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

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 uses allowed by the M (Industrial) Zoning District will be compatible with adjacent properties currently zoned C-2 (General Commercial), containing the existing rescue mission, and M (Industrial) District.

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

The development of a portion of the subject site for a new rescue mission building has created the need for a single zoning district that permits the use and is compatible with the existing 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.

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Arterial. At this time, the right-of-way is only constructed to 80 feet. The current street facilities are adequate in size to meet the requirements of the proposed M (Industrial) zoning district.

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 89 by Planning Department

APPROVALS 0

PROTESTS 2