



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-18923 - APPLICANT/OWNER: WAYWARD
PROPERTIES, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 19, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 514 South Seventh Street. The proposed office use for the site is appropriate for this area as it is surrounded by compatible and comparable land uses and zoning districts; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/23/07	The Planning Commission recommended approval of companion items VAR-18924, VAR-19609 and SDR-18925 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #28/jm).
<i>Pre-Application Meeting</i>	
12/05/06	A pre-application meeting was held. Title 19 Landscaping and Parking standards were discussed. It was noted by Public Works that parking spaces cannot back directly onto a public street. In addition, submittal requirements for a variance, site development review and rezoning were discussed.
3/28/07	A follow-up meeting was held with the applicant. The applicant discussed a redesign of their project to decrease the previous number of deviations requested and provide more landscaping on the site.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Office	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
Historic Las Vegas High School Neighborhood District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The applicant is requesting a Rezoning from R-1 (Single Family Residential) to a P-R (Professional Office and Parking) District. The P-R (Professional Office and Parking) District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R (Professional Office and Parking) District should be constructed to maintain a residential character. The P-R (Professional Office and Parking) District is consistent with the Office category of the General Plan; therefore as the General Plan designation for this site is MXU (Mixed Use), the zoning request is consistent with the General Plan.

The applicant proposes to remodel the existing historic structure into a two-story, 3,299 square-foot office building. There are additional applications as part of this submittal. As the proposed development does not meet the lot width requirement for a P-R (Professional Office and Parking) District, a companion Variance (VAR-19609) has been requested. In addition, the applicant has requested a Variance (VAR-18924) to allow six parking spaces on this site where 11 are required.

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 P-R (Professional Office and Parking) zone request would be in conformance with the MXU (Mixed-Use) General Plan designation. Therefore, approval is recommended.

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 office use for the site is appropriate for this area as it is surrounded by compatible and comparable land uses and zoning districts.

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

As the majority of residential dwellings in this area have converted to offices or similar uses, the rezoning request is appropriate.

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 site gains access from an alley way to the west of the parcel with access to Clark Avenue to the north and Bonneville Avenue to the south. These streets provide adequate access to the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 162 by Planning Department

APPROVALS 3

PROTESTS 1