

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-27025 - APPLICANT/OWNER: ANDERSON DAIRY, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-1 (Limited Commercial) to C-M (Commercial / Industrial) on 2.86 acres adjacent to the northeast corner of Las Vegas Boulevard and Searles Avenue. The project proposes to utilize the existing buildings for a heavy manufacturing facility for the bottling of water.

The proposed rezoning to the C-M (Commercial / Industrial) zoning district is consistent with the LI/R (Light Industrial/Research) designation proposed as a General Plan Amendment (GPA-27024). The proposed LI/R (Light Industrial/Research) designation is consistent with the objectives of the General Plan and compatible with neighboring developments as it would consolidate the land use on the block and is appropriate for neighboring civic, commercial, and industrial developments. For this reason this zoning request is appropriate for the area and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/21/04	The City Council approved a Rezoning (ZON-3888) request to change multiple zoning districts, including the for subject site, from M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial) and C-V (Civic) to C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), R-3 (Medium Density Residential), and C-V (Civic) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) request to change the land use designation to C (Commercial), MXU (Mixed Use), LI/R (Industrial) or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to the site or request.	
<i>Pre-Application Meeting</i>	
02/04/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.

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Neighborhood Meeting	
03/12/08	A neighborhood meeting was held at the Anderson Dairy, 801 Searles Avenue. No members of the public attended. Two representatives of the applicant and a staff member from the Planning and Development Department were in attendance.

Field Check	
3/21/08	The Department of Planning and Development conducted a site visit which found that the site is fully developed. Interior site maintenance and landscaping has generally been kept up although there was a small amount of trash and debris collected at the edges of the site at the perimeter fence.

Details of Application Request	
Site Area	
Net Acres	2.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Thrift Shop, Nonprofit and Warehouse	SC (Service Commercial) Proposed: LI/R (Light Industrial/Research)	C-1 (Limited Commercial) Proposed: C-M (Commercial / Industrial)
North	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial / Industrial)
South	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)
East	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial / Industrial)
West	Banquet Facility and Social Service Provider	GC (General Commercial)	C-2 (General Commercial)
	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	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 (200 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided *</i>	<i>Compliance</i>
Min. Lot Size	n/a	124,374 SF	n/a
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front	10 Feet	87 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	10 Feet	84 Feet	Y
• Rear	20 Feet	50 Feet	Y
Max. Lot Coverage	n/a	31.3%	n/a
Max. Building Height	n/a	1-story	n/a
Trash Enclosure	Gated and Screened	Gated and Screened	Y
Mech. Equipment	Screened	Screened	Y

* This is an existing development, no changes are proposed to the existing buildings.

Existing Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	n/a	n/a
Proposed Zoning	Permitted Density	Units Allowed
C-M (Commercial/Industrial)	n/a	n/a
General Plan	Permitted Density	Units Allowed
SC (Service Commercial)	n/a	n/a
Proposed: LI/R (Light Industrial/Research)	n/a	n/a

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ANALYSIS

The subject property is located within the boundaries of the Southeast Sector Map of the General Plan. A proposed General Plan Amendment (GPA-27024), if approved, would allow an LI/R (Light Industrial/Research) land use designation. The proposed designation allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. The project proposes a light manufacturing facility for the bottling of consumer water products at the northeast corner of Las Vegas Boulevard and Searles Avenue. The proposed development is in compliance with the proposed LI/R (Light Industrial/Research) General Plan designation.

The parcel is within the boundaries of the Las Vegas Redevelopment Plan Area, with a LI/R (Light Industrial/Research) land use designation. The proposed use is in conformance with Redevelopment Plan policies that encourage investment by the private sector in redevelopment in this area of the City. The proposed development is in compliance with the LI/R (Light Industrial/Research) designation.

This Rezoning proposes to change the subject property's zoning from C-1 (Limited Commercial) to C-M (Commercial / Industrial). The proposed C-M (Commercial / Industrial) zoning district is intended to be a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M (Commercial / Industrial) District is consistent with the LI/R (Light Industrial/Research) category of the General Plan. The proposed heavy manufacturing facility intending to bottle water is permissible in a C-M (Commercial / Industrial) zoning district with the approval of a Special Use Permit (SUP-27026) which is compatible with the proposed LI/R (Light Industrial/Research) General Plan designation.

This rezoning has been submitted in conjunction with a General Plan Amendment (GPA-27024) to change the land use designation to LI/R (Light Industrial/Research) and a Special Use Permit (SUP-27026) to allow a heavy manufacturing facility intending to bottle water. The project represents a development that is consistent with the objectives of the General Plan and is generally compatible with neighboring developments. For these reasons this zoning request is appropriate for the area and approval of this request is recommended.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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1. The proposal conforms to the General Plan.

The proposed Rezoning is consistent with the proposed LI/R (Light Industrial/Research) designation as listed under the Southeast Sector Plan of the General Plan. The proposed General Plan Amendment (GPA-270024) would consolidate the entire block into one 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.

Currently, there is a mortuary and memorial park to the south and west of the property which should not be affected by the possibility of rezoning. The proposed rezoning would be generally compatible with the civic, industrial, and commercial uses that surround the property.

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

Growth and development factors indicate a need for clean, low-intensity (non-polluting and non-nuisance) industrial activities to locate in this area. The rezoning to the C-M (Commercial / Industrial) zoning district is appropriate for the area as the proposed heavy manufacturing facility for the bottling of water would be a fitting addition to this immediate 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.

The site will receive access from Las Vegas Boulevard, a 100-foot Primary Arterial, and Searles Avenue, a 60-foot local collector, which are adequate in size to meet the requirements of the proposed C-M (Commercial / Industrial) zoning district.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 75

APPROVALS 2

PROTESTS 0