

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 28, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-28982 - APPLICANT/OWNER: BONANZA-MARION, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on 5.54 acres at the northeast corner of Bonanza Road and Marion Drive. In addition to this request, the applicant has submitted a Site Development Plan Review (SDR-28980) for a proposed 54,087 square-foot, three-story office building and a 104,100 square-foot Mini-Storage Facility with Waivers of the Building Placement Standards and to allow a zero-foot landscape buffer on the east perimeter where eight feet is required and a request for a Special Use Permit (SUP-28981) for a proposed Mini-Storage Facility. As the requested Rezoning is consistent with the SC (Service Commercial) designation of the General Plan, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/18/02	The City Council approved a Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development 5 Units per Acre) and a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot residential subdivision on 7.65 acres located adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and Staff recommended approval of these requests.
04/21/04	A Code Enforcement Citation (#13426) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation. The case was resolved on 12/14/04.
02/02/05	The City Council approved an Extension of Time (EOT-5847) of an approved Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and an Extension of Time (EOT-5848) of an approved Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family development on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. Staff recommended approval of these requests.
08/24/05	A Code Enforcement Citation (#33945) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation, overgrown trees and vagrants. The case was resolved 01/19/06.

August 28, 2008 - Planning Commission Meeting

02/15/06	The City Council approved a General Plan Amendment (GPA-10532) to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-10536) from R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) to C-1 (Limited Commercial), a Special Use Permit (SUP-10538) for a proposed Mini-Warehouse Facility and a Site Development Plan Review (SDR-10535) for a proposed 187,590 square-foot office and mini-warehouse development with a Waiver of the Building Placement Standards on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and staff recommended denial of these requests.
Related Building Permits/Business Licenses	
02/08/07	Building permit applications were received for a trash enclosure, on-site improvements, a mini-storage building and an office shell at the northeast corner of Bonanza Road and Marion Drive. The permits were never issued due to incomplete submittal information.
01/05/94	A Building permit (#94214336) was issued for clearing and grubbing at the northeast corner of Bonanza Road and Marion Drive. The permit expired 07/09/94.
Pre-Application Meeting	
07/02/08	A pre-application meeting was held with the applicant where elements of submitting a Rezoning, Site Development Plan Review and a Special Use Permit were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Field Check	
07/21/08	A field check was performed by staff at the subject property. The site was noted as being vacant with numerous dirt/debris mounds fronting Bonanza Road.

Details of Application Request	
Site Area	
Gross Acres	5.54

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
North	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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

* The subject property is located adjacent to the planned Las Vegas Wash regional trail. Construction and funding of this trail will be the responsibility of local government entities.

ANALYSIS

This is a Rezoning proposal to change the zoning of the subject property from R-E (Residence Estates) to C-1 (Limited Commercial). The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The subject property is located within the Southeast Sector of the General Plan and has a current land use designation of SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The proposed Rezoning request will bring the subject property into conformance with the General Plan. The C-1 (Limited Commercial) zoning will provide additional opportunities for low intensity office and Mini-Storage Facility uses to locate in a developed area with limited professional office and Mini-Storage Facility availability. As the proposed C-1 (Limited Commercial) zoning is compatible with the existing SC (Service Commercial) General Plan designation, staff recommends approval of this request.

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 Rezoning is consistent with the existing SC (Service Commercial) land use designation as listed under the Southeast Sector Plan of the General Plan.

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 is permitted under the proposed C-1 (Limited Commercial) zoning district, while the proposed Mini-Storage Facility is a permitted use with the approval of a Special Use Permit. Both proposed uses will provide additional employment opportunities within an existing neighborhood and will be compatible with the surrounding neighborhood through adequate buffering.

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

The surrounding neighborhood is an established area with limited surrounding Office and Mini-Storage Facility uses, which indicates a need for additional commercial employment opportunities to locate in this area. The Rezoning of the site to the C-1 (Limited Commercial) zoning district is appropriate for the area and will bring the property into conformance with the General Plan.

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 is accessed from Bonanza Road, a 100-foot Primary Arterial, and Marion Drive, a 60-foot wide Collector Street according to the Master Plan of Streets and Highways. Both streets will be adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district. Additionally, the intersection of Bonanza Road and Marion Drive is a signalized intersection which will enhance site access.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 571

APPROVALS 3

PROTESTS 3