

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABYANCE - ZON-30261 - APPLICANT/OWNER: ARG
JONES II, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: 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 two lots located at 216 and 220 South Jones Boulevard. The applicant has also submitted a request for Variances (VAR-30267) to allow a 13-foot front yard setback where 20 feet is required and a 72-foot setback where Residential Adjacency standards require 96 feet and a Site Development Plan Review (SDR-30288) for a proposed 4,982 square-foot office building, with Waivers of Title 19.12.040 Perimeter Landscape requirements to allow a 13-foot landscape buffer where 15 feet is required along the west perimeter, and a zero-foot landscape buffer along the north perimeter where five feet is required,.

This Rezoning request, if approved, will bring the zoning into conformance with the existing General Plan designation of O (Office), and is compatible with surrounding zoning districts in the area; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/07/04	The City Council approved a request for a Rezoning (ZON-4077) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and a request for a Site Development Plan Review (SDR-4081) for a proposed 6,096 square-foot office building and Waiver of landscaping requirements at 216 and 220 South Jones Boulevard. Planning Commission recommended approval of both applications; staff recommended approval of the Rezoning, and denial of the Site Development Plan review.
05/17/06	The City Council approved a request to amend (GPA-12156) a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial), L (Low Density Residential) and M (Medium Density Residential) to O (Office) on multiple parcels, including 216 and 220 South Jones Boulevard. Planning Commission and staff recommended approval.
08/02/06	The City Council approved Extensions of Time (EOT-14214 and EOT-14683) of an approved Rezoning (ZON-4077) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and an approved Site Development Plan Review (SDR-4081) that allowed an office and Waiver of landscaping requirements at 216 and 220 South Jones Boulevard. Staff recommended approval of both applications.

ZON-30261 - Staff Report Page Two
November 20, 2008 - Planning Commission Meeting

09/03/08	Applications were submitted for Extensions of Time (EOT-29067 and EOT-29068) of an approved Rezoning (ZON-4077) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and an approved Site Development Plan Review (SDR-4081) that allowed an office and Waiver of landscaping requirements at 216 and 220 South Jones Boulevard. Both items were pulled because the approved entitlements had expired on 07/07/08.
11/06/08	The Planning Commission voted to hold this item and its related Variance (VAR-30267) and Site Development Plan Review (SDR-30288) in abeyance to the November 20, 2008 Planning Commission meeting.
<i>Related Building Permits/Business Licenses</i>	
11/08/07	A demolition permit (A/P #101782) was issued for the existing single-family residence located at 216 South Jones Boulevard. The permit has never been completed.
110807	A demolition permit (A/P #101783) was issued for the existing single-family residence located at 220 South Jones Boulevard. The permit has never been completed.
03/17/08	A permit (A/P #27393) was issued to remove and replace existing sidewalk, curb and gutter per approved standards at 216 and 220 South Jones Boulevard. The permit was completed on 06/10/08.
06/12/08	A demolition permit (A/P #117589) was issued for the existing single-family residence located at 220 South Jones Boulevard. The permit has never been completed; currently, it has a Stop Work status with the notation that the contractors license was suspended.
07/08/08	A plan check application (A/P #28918) was submitted with permits (A/P #s 119471, 119473 and 119474) for an office building at 220 South Jones Boulevard. The previously approved entitlements for the site (ZON-4077 and SDR-4081) expired 07/07/08, and the application has been denied by Planning pending approval of new entitlements.
<i>Pre-Application Meeting</i>	
09/08/08	A pre-application meeting was held to discuss the requirements for construction of a new office building, including Rezoning, Site Development Plan Review, Residential Adjacency issues, required Waivers and Exceptions and the need for Variances to setbacks.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/30/08	A field check was conducted and both sites were noted to be vacant, with concrete slabs remaining from the demolished single-family residences that previously occupied the site. Debris, including two couches, was noted on both properties.

ZON-30261 - Staff Report Page Three
 November 20, 2008 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.32 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant (Two single-family residences have been demolished)	O (Office)	R-1 (Single Family Residential)
North	Office building	O (Office)	P-R (Professional Office and Parking)
South	Office building	O (Office)	P-R (Professional Office and Parking)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family Residences	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			
A-O Airport Overlay District (175 feet)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*The proposed office building is 32 feet in height.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	7,145 SF	Y*
Min. Lot Width	60 Feet	60 Feet	Y*
Min. Setbacks			
• Front	20 Feet	13 Feet	N**
• Side	5 Feet	12 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	15 Feet	72 Feet	Y

SG

ZON-30261 - Staff Report Page Four
November 20, 2008 - Planning Commission Meeting

Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	34%	Y
Max. Building Height	Lesser of two stories or 35 feet	2 Stories / 32 Feet	Y

**The subject site is composed of two lots. Each lot is 60 feet wide, with lot areas of 7,145 and 7,155 square feet, for a total combined lot area of 14,300 square feet.*

***The applicant has requested a Variance (VAR-30267) to allow a 13-foot front yard setback where 20 feet is required.*

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and has a General Plan designation of O (Office). The applicant is proposing a Rezoning to P-R (Professional Office and Parking), which 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, and would allow the proposed Office use; therefore, staff is recommending approval of the request.

A previous Rezoning (ZON-4077) from R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking) was approved 07/07/04 with a two-year expiration date and extended (EOT-14214) for another two years on 08/02/06. It expired on 07/07/08.

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) zoning district conforms to the existing General Plan designation of O (Office).

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.

**ZON-30261 - Staff Report Page Five
November 20, 2008 - Planning Commission Meeting**

The P-R (Professional Office and Parking) zoning 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. The proposed Office use is compatible with the surrounding Office and Single Family Residential land uses, as well as surrounding zoning districts.

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

The majority of properties located along the east side of Jones Boulevard, between Alta Drive and U.S. 95, have either converted or are in the process of converting to commercial properties due to traffic and other factors. The P-R (Professional Office and Parking) zoning district is appropriate for these conversions as it functions as a buffer between the increased traffic conditions along Jones Boulevard and the established residential development to the east.

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 via a driveway onto Jones Boulevard, which is classified as an 80-foot Secondary Collector. Site access is adequate to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 379

APPROVALS 1

PROTESTS 2