

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MARCH 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-40496	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property at 900 South Durango Drive from C-1 (Limited Commercial) to C-V (Civic), containing 1.59 acres. Currently, a Fire Station is located on this lot. The lot is adjacent to existing commercial and residentially zoned properties and is already designated for PF (Public Facilities) land uses by the General Plan. As the proposed zoning conforms to the General Plan and the existing use is compatible with the existing surrounding land uses, staff recommends approval. If denied, the lot will remain designated C-1 (Limited Commercial) and the zoning designation will remain inconsistent with the existing land use designation.

ISSUES

- The proposed zoning would allow for conformance with the existing General Plan land use designation for this lot.
- The existing use of the subject site as a Fire Station is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/17/80	The City Council approved Annexation (A-0018-80) of 2,246 acres located on the northwest corner of Sahara Avenue and Durango Drive. The Planning Commission and staff recommend approval.
02/08/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda 8/yk).

<i>Most Recent Change of Ownership</i>	
12/08/86	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No relevant permits are on file.	

<i>Pre-Application Meeting</i>	
12/16/10	Staff reviewed the requirements for a Rezoning application.

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<i>Neighborhood Meeting</i>
No neighborhood meeting was required, nor was one held.

<i>Field Check</i>
01/13/11 Staff found a well maintained active firehouse. No concerns were noted.

<i>Details of Application Request</i>
<i>Site Area</i>
Net Acres 1.55

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Fire Station	PF (Public Facilities)	C-1 (Limited Commercial)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Mini Storage	SC (Service Commercial)	C-1 (Limited Commercial)
East	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development 16 units per acre)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

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

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ANALYSIS

If approved, this request would rezone the subject site from C-1 (Limited Commercial) to C-V (Civic). Such action would conform to the existing PF (Public Facility) General Plan land use designation on this lot. The C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, and other public utility facilities. Rezoning of this lot is appropriate, as the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation, the existing fire station use is a permissible use in the C-V (Civic) zoning district, and the zoning is compatible with the surrounding adjacent land uses. Staff therefore recommends approval.

FINDINGS (ZON-40496)

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 site is designated PF (Public Facilities) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is in conformance with the existing General Plan 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.

The potential uses allowed in the proposed C-V (Civic) district are appropriate for the area.

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

The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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 this site is provided from Durango Drive, a fully improved 120-foot wide Parkway Arterial as designated by the Master Plan of Streets and Highways. The existing fire station is sufficiently served by existing roadway facilities.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 809 (By City Clerk)

APPROVALS 4

PROTESTS 0