



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-36099 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

ZON-36099 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on a property located at 275 North Mojave Road. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PF (Public Facilities) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the existing C-1 zoning district will remain inconsistent with the existing land use designation.

ISSUES

The proposed Rezoning will allow conformance with the current land use designation of PF (Public Facilities).

The existing use of the subject site as a Community Recreation Facility (Public) is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
06/13/62	The Planning Commission approved a request for the Reclassification (Z-0045-62) of a property legally described as generally located west of Mojave Road between Charleston Boulevard and Bonanza Road, from R-1 (Single Family Residence) to R-2 (Two-Family Residence) and R-3 (Limited Multiple Residence)
01/11/63	The Board of City Commissioners approved a request for the Reclassification (Z-0156-62) of a property generally located on the north side of Charleston, west of Pecos Street, extending north to Stewart Avenue, from R-E (Residence Estates) and R-2 (Two-Family Residence) to C-1. The Planning Commission recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
10/11/88	A building permit (#88006387) was processed for a modular building. The permit was inactive on 11/18/92.
0722/98	A building permit (#98014840) was processed for interior remodeling. The permit was completed 11/09/98.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one conducted.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, not was one required.	
<i>Field Check</i>	
10/27/09	A field check was conducted by staff. A well maintained recreation facility was observed.

ZON-36099 - Staff Report Page Two
December 3, 2009 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.58

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Community Recreation Facility (Public)	PF (Public Facility)	C-1 (Limited Commercial)
North	Undeveloped	M (Medium Density Residential)	C-1 (Limited Commercial)
South	Mini-Storage Facility	LI/R (Light Industrial/ Research)	M (Industrial)
East	Food Processing	LI/R (Light Industrial/ Research)	M (Industrial)
West	Community Recreation Facility (Public) / Park	PF (Public Facility)	C-V (Civic)

<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		X	N/A
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

<i>Standard</i>	<i>Provided</i>
Min. Setbacks	
• Front	48 Feet
• Side	71 Feet
• Corner	191 Feet
• Rear	68 Feet

ZON-36099 - Staff Report Page Three
December 3, 2009 - Planning Commission Meeting

ANALYSIS

This request would Rezone the subject site from C-1 (Limited Commercial) to C-V (Civic), which will allow conformance with the existing PF (Public Facilities) land use designation. The existing use of the subject site for a Community Recreation Facility (Public) is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation. As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) land use designation, staff is recommending 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 C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) 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 uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a Community Recreation Facility (Public), are compatible with the surrounding land uses and zoning districts.

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.

The site is accessed from Stewart Avenue, a 100-foot Primary Arterial street, and Mojave Road, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. Access is adequate in size to meet the requirements of the current use.

ZON-36099 - Staff Report Page Four
December 3, 2009 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 61

APPROVALS 0

PROTESTS 0