

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 28, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-36955 - APPLICANT: J & N DEVELOPMENT - OWNER:
ISAIAH 54:17, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

MOD-36955 - Staff Report Page One
January 28, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Major Modification of the Town Center Land Use Plan to amend the special land use designation from UC-TC (Urban Center Mixed Use – Town Center) to SC-TC (Service Commercial – Town Center) on an undeveloped 0.35-acre parcel located on the south side of Rome Boulevard, approximately 640 feet west of Riley Street. The proposed designation is not compatible with the existing and proposed uses surrounding the site, nor is it consistent with existing land use designations in proximity to the site. For these reasons, staff recommends denial of the request. If denied, the property will remain designated UC-TC (Urban Center Mixed Use – Town Center).

ISSUES

- The request is made in conjunction with items associated with development of the subject site with a proposed 6,126 square-foot Auto Repair Garage (Minor).
- The site is currently undeveloped and must be rezoned if the property is to be developed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/03/96	The City Council approved the Annexation (A-0002-96) of approximately 115.72 acres generally located south of Deer Springs Way between El Capitan Way and Durango Drive, including current APN 125-20-801-005. The Planning Commission and staff recommended approval. The annexation became effective 07/12/96.
02/05/03	The City Council approved the Annexation (A-0038-02) of approximately 495 acres, including current APN 125-20-802-003. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
06/10/09	A deed was recorded indicating change of ownership of the property.
01/28/10	The Planning Commission will consider companion applications for a Rezoning (ZON-36949), two Variances (VAR-36954 and VAR-37101), a Special Use Permit (SUP-36950), a Vacation (VAC-37100) and a Site Development Plan Review (SDR-36953) associated with development of the site with a proposed 6,126 square-foot Auto Repair Garage (Minor).

MOD-36955 - Staff Report Page Two
January 28, 2010 - Planning Commission Meeting

Related Building Permits/Business Licenses

There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting

11/17/09	A pre-application meeting was held to discuss development of the subject site, with the following topics addressed: • Rezoning to T-C (Town Center) is required. • A Modification (MOD) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to SC-TC (Service Commercial – Town Center) or GC-TC (General Commercial – Town Center) or EC-TC (Employment Center Mixed Use – Town Center) is required. • A Special Use Permit is required for an Auto Repair Garage (Minor) because the proposed use does not meet Condition B: Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties. • A Variance will be required for building setbacks; the proposed structure does not meet the required 20-foot rear setback. • Waivers are required for building placement (build-to-line standards), which require 80% of the building façade to abut the build-to-line on the side of the building facing the street. • The development must comply with Town Center and Title 19 landscaping requirements, or a waiver will be required. • A Waiver is required for the 20% open space requirement. • A Vacation of portions of adjacent public right-of-way in conflict with the development is required. • Minimum 24-foot drive aisles are required.
----------	--

Neighborhood Meeting

A neighborhood meeting was neither required nor held.

Field Check

12/22/09	During a routine site visit, it was noted that the site was undeveloped. Completed half-street improvements and a perimeter wall exist along Rome Boulevard, with weeds growing adjacent.
----------	--

Details of Application Request

Site Area

Net Acres	0.35
Gross Acres	0.63 (including rights-of-way to be vacated)

MOD-36955 - Staff Report Page Three
January 28, 2010 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center) [PROPOSED: SC-TC (Service Commercial – Town Center)]	U (Undeveloped) [PROPOSED: T-C (Town Center)]
North	Shopping Center	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
South	ROW (CC 215)	ROW (CC 215)	ROW (CC 215)
East	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center) and MS-TC (Main Street Mixed Use – Town Center)	T-C (Town Center)
West	ROW (CC 215)	ROW (CC 215)	ROW (CC 215)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		N
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

MOD-36955 - Staff Report Page Four
January 28, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply to the subject property:*

Standard	Existing UC-TC	Proposed SC-TC
Min. Lot Size	N/A	N/A
Min. Lot Width	N/A	N/A
Min. Setbacks • Front • Side • Corner • Rear	0 feet 10 feet 15 feet 20 feet	15 feet 10 feet 15 feet 20 feet
Max. Lot Coverage	N/A	N/A
Max. Building Height	5 stories	5 stories
Build-To-Line Ratio	80%	80%
Building Stepback	4 feet/8 feet	4 feet/8 feet

*The standards are reflective of the Town Center Core Area, in which the subject property is located.

ANALYSIS

Approval of this request would change the special land use designation of the subject property from UC-TC (Urban Center Mixed Use – Town Center) to SC-TC (Service Commercial – Town Center).

The existing UC-TC (Urban Center Mixed Use – Town Center) District is intended to enable development with imaginative site and building design and maximize the use of the property. Minimum development should be two stories in height. Development within this district will typically contain ground floor offices and/or retail, with similar or residential uses utilizing upper floors. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The SC-TC (Service Commercial – Town Center) District is intended to allow low to medium intensity office, retail or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, bowling alleys, theaters, and other places of public assembly and public/quasi-public uses. This district also includes office centers offering professional and business services. Hotels, motels and resort uses of a lower intensity may be allowed under certain conditions. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

MOD-36955 - Staff Report Page Five
January 28, 2010 - Planning Commission Meeting

Some uses in this district may only be allowed with approval of a Special Use Permit, including, but not limited to, convenience stores (with fuel pumps), massage establishments, specified financial institutions, all liquor-related establishments, restaurants with drive-throughs, wedding chapels and service stations.

The subject property, although located within the Town Center Master Plan Area, has not been rezoned to T-C (Town Center). Rezoning of the property should occur concurrently with any development of the site.

FINDINGS

The intensity of the proposed modification to the Town Center Master Plan is not compatible or consistent with the existing UC-TC (Urban Center Mixed Use – Town Center) and MS-TC (Main Street Mixed Use – Town Center) special land use designations to the north and east of the subject site. Uses that would be allowed by the proposed designation are better suited to a location south of the Las Vegas Beltway. Street facilities providing access to the subject property are less appropriate for the proposed designation, as the higher intensity uses allowed typically demand more roadway capacity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

NOTICES MAILED 164

APPROVALS 0

PROTESTS 0