

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 27, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-37854	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone property at 4601 West Bonanza Road from R-E (Residence Estates) to C-V (Civic), containing 36.28 acres. Currently, a Public School, Secondary is located on this lot. The lot is adjacent to existing 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 R-E (Residence Estates) 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 Public School, Secondary 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>	
11/13/03	A Code Enforcement citation (6743) was issued for graffiti at 4601 West Bonanza Road. The citation was closed by Code Enforcement on 01/22/10.

<i>Most Recent Change of Ownership</i>	
07/15/58	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c.1961	The existing building was constructed.
06/28/01	A building permit (1011732) was issued for a tenant improvement at 4601 West Bonanza Road. The permit expired on 02/23/02.
05/02/06	A civil improvement plan (9569) was issued for classroom and administration buildings at 4601 West Bonanza Road. The permit was finalized on 12/06/07.

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<i>Pre-Application Meeting</i>	
04/01/10	A pre-application meeting was conducted internally, as the City is the applicant for the request.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one conducted.

Field Check	
04/22/10	Staff conducted a field check on the indicated date. The following items were noted: • A well maintained lot containing a Public School, Secondary.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	36.28

<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	Public School, Secondary	PF (Public Facilities)	R-E (Residence Estates)
North	Motor Vehicle Sales, New	GC (General Commercial)	C-2 (General Commercial)
	Condominiums	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Restaurant, Vacant Lot	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			

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<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 140 Feet	X		Y
Trails – Bonanza Trail	X		Y
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

ANALYSIS

If approved, this request would rezone the subject site from R-E (Residence Estates) 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 public school 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-37854)

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 Southeast 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, which is developed with predominantly single-family residential uses.

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

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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 Bonanza Road, a fully improved 70-foot wide Collector Street as designated by the Master Plan of Streets and Highways. The existing school facility is sufficiently served by existing roadway facilities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 536

APPROVALS 1

PROTESTS 1