

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 24, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES**

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

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>      | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|----------------------------|----------------------------------|
| <b>ZON-38057</b>       | Staff recommends APPROVAL. |                                  |

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for Rezoning of a property from R-1 (Single Family Residential) to C-V (Civic) for a Public School, Primary located at 7101 Pinedale Avenue. 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 R-1 zoning district will remain inconsistent with the existing General Plan 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 Public School, Primary is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/24/65                                                                 | The Board of City Commissioners adopted the petition for Annexation (A-0005-65) at the property located north of Charleston Boulevard and west of Lorenzi Boulevard.                                                                                                  |
| 08/22/74                                                                 | The Board of Zoning Adjustment approved the request for a Use Permit (U-0044-74) to allow the construction of an elementary school on property located on the south side of Pinedale Avenue, between Pinecliff Avenue and Lakehurst Road. Staff recommended approval. |
| 03/12/98                                                                 | The Planning and Development Department administratively approved the request for a Site Development Plan Review [U-0044-74(1)] on property located at 7101 Pinedale Avenue for a proposed 8,051 square-foot addition to an existing elementary school.               |

| <b><i>Most Recent Change of Ownership</i></b> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 01/26/70                                      | A deed was recorded for a change in ownership. |

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| <b><i>Related Building Permits/Business Licenses</i></b> |                                                |
|----------------------------------------------------------|------------------------------------------------|
| C.1973                                                   | The elementary school was constructed in 1973. |

| <b><i>Pre-Application Meeting</i></b>                                                     |
|-------------------------------------------------------------------------------------------|
| A pre-application meeting was done internally, as the applicant is the City of Las Vegas. |

| <b><i>Neighborhood Meeting</i></b>                       |
|----------------------------------------------------------|
| A neighborhood meeting is not required nor was one held. |

| Field Check |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| 05/20/10    | During a routine field check staff observed a well maintained elementary school. |

| <b><i>Details of Application Request</i></b> |       |
|----------------------------------------------|-------|
| <b><i>Site Area</i></b>                      |       |
| Gross Acres                                  | 10.10 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.04</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Public School, Primary                          | PF (Public Facilities)                                | R-1 (Single Family Residential)        |
| North                              | Single Family Residence                         | L (Low Density Residential)                           | R-1 (Single Family Residential)        |
| South                              | Single Family Residence                         | L (Low Density Residential)                           | R-1 (Single Family Residential)        |
| East                               | Single Family Residence                         | L (Low Density Residential)                           | R-1 (Single Family Residential)        |
| West                               | Single Family Residence                         | L (Low Density Residential)                           | R-1 (Single Family Residential)        |

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

## **ANALYSIS**

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PF (Public Facilities) land use designation. The existing use of the subject site as a Public School, Primary 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 (ZON-38057)**

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 Public School, Primary is 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 Pinedale Avenue, a 60-foot Right-of-Way. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**NOTICES MAILED** 601

**APPROVALS** 0

**PROTESTS** 2