

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 29, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: TEAMSTERS LOCAL UNION 631**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-38618	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site consists of two undeveloped parcels totaling 2.14 acres on the west side of Lamb Boulevard, approximately 285 feet north of Bonanza Road. The two parcels are currently zoned R-E (Residence Estates) and are bound by commercial properties to the north, south and west. The applicant is requesting a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on these parcels that will be in conformance with the existing General Plan designation of SC (Service Commercial) and allow for similar commercial uses on the site. Because the proposed C-1 (Limited Commercial) zoning district conforms to the existing SC (Service Commercial) General Plan designation for the site and the commercial uses that would be allowed on the site as a result of rezoning are appropriate for the area, staff recommends approval. If denied, the site will remain zoned R-E (Residence Estates), the zoning designation will remain inconsistent with the existing land use designation and no commercial uses may exist on the property except for those allowed by Title 19.

ISSUES

- The current General Plan is SC (Service Commercial). Rezoning to C-1 (Limited Commercial) will allow for conformance with the General Plan.
- This segment of Lamb Boulevard is in a high traffic area and is more appropriate for commercial uses than residential uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/11/05	Code Enforcement processed a case (#35241) concerning litter, overgrown weeds, trash and debris on APN 140-30-803-007. The case was resolved by Code Enforcement on 10/25/05.
11/07/06	Code Enforcement processed a case (#47781) concerning graffiti on APN 140-30-803-007. The case was resolved by Code Enforcement on 11/13/06.
11/13/06	Code Enforcement processed a case (#47889) concerning graffiti on the rear wall on APN 140-30-803-006. The case was resolved by Code Enforcement on 11/27/06.
11/20/06	Code Enforcement processed a case (#48091) concerning graffiti on a block wall in the vacant lot adjacent to 700 North Lamb Boulevard. The case was resolved by Code Enforcement on 11/27/06.
04/10/09	Code Enforcement processed a case (#76646) concerning dumping of trash and debris, homeless camps and signs stored at the rear of APN 140-30-803-007. The case was resolved by Code Enforcement on 05/02/09.

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<i>Most Recent Change of Ownership</i>	
07/17/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/19/97	A building permit (#97005516) was issued for an office building and meeting hall at 700 North Lamb Boulevard, north of the subject site. A final inspection was completed 12/09/97.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this item. However, staff reviewed the applicant's request prior to submittal and authorized the submittal.	

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

<i>Field Check</i>	
06/24/10	A field check was conducted on the subject site, with the following items noted: • The site is undeveloped. • There are some construction materials and heavy machinery located in the northwest portion of the site, as well as some debris. • There is a non-commercial on-premise pylon sign located on the subject site facing Lamb Boulevard that contains graffiti.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.14

<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	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

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East	Single Family Dwelling, Detached	MLA (Medium-Low Attached Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
West	Trade School	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply to the subject site:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	46,609 SF	N/A
Min. Lot Width	100 Feet	165 Feet	Y
Min. Setbacks:			
• Front	20 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50%	N/A	N/A
Max. Building Height	No maximum	N/A	N/A

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	2.18 du/ac	4
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
SC (Service Commercial)	N/A	N/A

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ANALYSIS

If approved, this request would rezone the subject site from R-E (Residence Estates) to C-1 (Limited Commercial). The proposed rezoning would conform to the existing SC (Service Commercial) General Plan land use designation on this lot. Rezoning of this lot is appropriate, as this segment of Lamb Boulevard, an arterial street, is no longer suitable for continuation of low density residential uses due to increased traffic volumes. In addition, all other lots on this block have been zoned for commercial uses since 2000; therefore, the proposed zoning would be compatible with surrounding zoning districts and land uses. Staff therefore recommends approval.

FINDINGS (ZON-38618)

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 Rezoning to C-1 (Limited Commercial) will bring the subject properties into conformance with the Southeast Sector Plan of the General Plan, which currently designates the properties SC (Service Commercial).

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 in the proposed C-1 (Limited Commercial) District are appropriate for this area, which is developed with predominantly retail and office commercial uses also zoned C-1 (Limited Commercial), especially on the west side of Lamb Boulevard.

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

The undeveloped subject parcels are sandwiched between developed commercial properties, and rezoning would allow for commercial development of the site consistent with the neighboring parcels.

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.

Lamb Boulevard, a 100-foot Primary Arterial street, provides access to the properties. This street provides adequate capacity to meet the needs of development on the subject parcels.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 1,023

APPROVALS 2

PROTESTS 0