



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHARLESTON RANCHO, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-41006	Staff recommends APPROVAL.	N/A

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning of property located at 2324 West Charleston Boulevard, from C-D (Designed Commercial) zoning district to C-1 (Limited Commercial) zoning district. The property contains a vacant office building and no new development is being proposed as part of this application. The subject site is one of three parcels zoned C-D, but surrounded by C-1 zoned properties. As the proposed C-1 District conforms to the existing land use designation of SC (Service Commercial) and will be compatible with the surrounding land uses and zoning districts, staff recommends approval. If this application is denied, the zoning designation would remain C-D (Designed Commercial).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/18/71	The Board of City Commissioners approved a request for a Rezoning (Z-0045-71) of property generally located on the north side of Charleston Boulevard between Rancho Road and Shetland Road from R-E (Residence Estates) to C-D (Designed Commercial). The Planning Commission recommended approval.
12/12/91	The Planning Commission approved a request for a Plot Plan and Building Elevation Review (Z-0045-71) for a proposed office building and temporary office trailer on property located at 2324 West Charleston Boulevard. The Department of Planning staff recommended approval.
02/15/92	The City Council approved a request for a Variance (V-0163-91) to allow a proposed office building at 47 percent lot coverage where 30 percent is the maximum lot coverage allowed, and a request to allow a temporary modular trailer office until the permanent office structure is completed on property located at 2324 West Charleston Boulevard. The Board of Zoning Adjustment and staff recommended denial.
05/19/93	The City Council approved a request for an Extension of Time [V-0163-91(1)] which allowed a proposed office building with 47 percent lot coverage where 30 percent is the maximum coverage allowed and allowed a temporary modular trailer office on property located at 2324 West Charleston Boulevard. The Board of Zoning Adjustment and staff recommended approval.
04/20/94	The City Council approved a request for an Extension of Time [V-0163-91(2)] which allowed a proposed office building with 47 percent lot coverage where 30 percent is the maximum coverage allowed and allowed a temporary modular trailer office on property located at 2324 West Charleston Boulevard. The Board of Zoning Adjustment and staff recommended approval.

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03/15/95	The City Council approved a request for an Extension of Time [V-0163-91(3)] which allowed a proposed office building with 47 percent lot coverage where 30 percent is the maximum coverage allowed and allowed a temporary modular trailer office on property located at 2324 West Charleston Boulevard. The Board of Zoning Adjustment and staff recommended approval.
03/20/96	The City Council approved a request for an Extension of Time [V-0163-91(4)] which allowed a proposed office building with 47 percent lot coverage where 30 percent is the maximum coverage allowed and allowed a temporary modular trailer office on property located at 2324 West Charleston Boulevard. The Board of Zoning Adjustment and staff recommended approval.

Most Recent Change of Ownership

09/23/03	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

11/05/96	A building permit (#96020490) was issued for a three story building at 2324 West Charleston Boulevard. The project was completed on 07/29/97.
07/02/04	A building permit (#04016794) was issued for a tenant improvement remodel at 2324 West Charleston Boulevard. The project was completed on 08/27/04.

Pre-Application Meeting

02/15/11	A pre-application meeting was held with the applicant where the submittal requirements for a Rezoning were discussed.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.	
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Field Check

03/03/11	A site visit was conducted by staff. The building on site is vacant and is well maintained.
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Details of Application Request

Site Area

Net Acres	0.72
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<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	Office (Vacant)	SC (Service Commercial)	C-D (Designed Commercial)
North	Medical Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office, Other than Listed	O (Office)	C-D (Designed Commercial)
	General Retail		
East	Parking Lot	SC (Service Commercial)	C-D (Designed Commercial)
West	Shopping Center	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			
A-O (Airport Overlay) District	X		Y
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

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

The subject property contains a vacant office building. The request for rezoning will not result in the change of the physical characteristics of the property. The property is located in the Airport Overlay District with a 175-foot height restriction, which will not be impacted by this request. It is part of the Rancho/Charleston Land Use Study and Strategic Plan, which designates the property for service commercial uses.

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The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The subject property is adjacent to a shopping center to the north and abuts Charleston Boulevard to the south, a primary arterial, as designated by the Master Plan of Streets and Highways.

The proposed rezoning from C-D (Designed Commercial) zoning district to C-1 (Limited Commercial) zoning district will be consistent with the SC (Service Commercial) land use designation of the 2020 Las Vegas Master Plan (Southeast Sector). The proposed rezoning of this property meets the zoning strategy as specified by the Rancho/Charleston Land Use Study and Strategic Plan, by proposing an appropriate C-1 Zoning District with the SC (Service Commercial). This action would fulfill the recommendations contained within the Rancho/Charleston Land Use Study and Strategic Plan; therefore, staff recommends approval.

FINDINGS (ZON-41006)

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-1 (Limited Commercial) zoning district is consistent with the existing SC (Service Commercial) land use designation of the General Plan.

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 proposed Rezoning to C-1 (Limited Commercial) will be compatible with the surrounding commercial land uses and zoning districts.

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

The Rancho/Charleston Land Use Study and Strategic Plan designates the subject site for Service Commercial land use. This request to rezone the property to C-1 (Limited Commercial) conforms to the existing land use designation of SC (Service Commercial) of the General Plan and the Rancho/Charleston Land Use study.

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.

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The access to the subject site is provided along Charleston Boulevard. This street is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0