

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 701 South 7th Street (APN 139-34-810-008 and 009), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with COUNCILMAN MACK excused and Ward 2 vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 137 [ZON-3825], Item 138 [VAR-3826] and Item 139 [SDR-3824].

KENNETH CHOW, 7730 West Sahara, appeared on behalf of applicant and concurred with staff recommendation. MAYOR GOODMAN asked if this would be the location of MR. KOCH's law office and MR. CHOW confirmed it would be.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 137 [ZON-3825], Item 138 [VAR-3826] and Item 139 [SDR-3824].

NOTE: All discussion for Item 137 [ZON-3825], Item 138 [VAR-3826] and Item 139 [SDR-3824] was held under Item 137 [ZON-3825].

(2:31 - 2:33)

4-1953

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 137 – SUP-3825

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.
3. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. A Variance application for the parking requirements and the residential adjacency separation distances pertaining to a covered trash enclosure approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

5. Dedicate a 10 foot radius on the southeast corner of Garces Avenue and 7th Street prior to the issuance of any permits.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. Landscape and maintain all unimproved rights-of-way on Garces Avenue and 7th Street adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and 7th Street public rights-of-way adjacent to this site prior to occupancy of this site.

137

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.
3. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. A Variance application for the parking requirements and the residential adjacency separation distances pertaining to a covered trash enclosure approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

5. Dedicate a 10 foot radius on the southeast corner of Garces Avenue and 7th Street prior to the issuance of any permits.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. Landscape and maintain all unimproved rights-of-way on Garces Avenue and 7th Street adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and 7th Street public rights-of-way adjacent to this site prior to occupancy of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.26 acres at 701 South 7th Street. A Site Development Plan Review (SDR-3824) and a variance (VAR-3826) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the request is to rezone the property from R-1 (Single Family Residential) to P-R (Professional Office and Parking), which fits the trend of the surrounding area. Furthermore, the applicant states that zone change will aid in creating a buffer/transition zone from the dense downtown and the surrounding residential neighborhoods as well as keeping business and economy in the downtown.

BACKGROUND INFORMATION

A) Previous Actions

- 02/28/91 The Board of Zoning Adjustments approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11 ½ feet from the front property line where 20 feet is the minimum set-back required. Staff recommended denial.
- 10/01/03 The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval.
- 03/25/04 The Planning Commission recommended approval of related items (VAR-3826 and SDR-3824).
- 03/25/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #20/pl).

B) Pre-Application Meeting

- 01/28/04 Comments from the pre-application conference included nothing pertaining to the rezoning of the subject properties.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: .26

B) *Existing Land Use*

Subject Property: Single Family Residential
 North: Professional Offices
 South: Single Family Residential
 East: Professional Offices
 West: Professional Offices

C) *Planned Land Use*

Subject Property: DTR / MXU (Downtown Redevelopment/ Mixed Use)
 North: DTR / MXU (Downtown Redevelopment/ Mixed Use)
 South: DTR / MXU (Downtown Redevelopment/ Mixed Use)
 East: DTR / MXU (Downtown Redevelopment/ Mixed Use)
 West: DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential)
 North: P-R (Professional Office and Parking)
 South: R-1 (Single Family Residential)
 East: P-R (Professional Office and Parking)
 West: P-R (Professional Office and Parking)

E) *General Plan Compliance*

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The proposed rezoning is conforming to the General Plan.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	138	YES*
Min. Setbacks			
• Front	20 Feet	23'6"	YES
• Side	5 Feet	1'	NO
• Corner	15 Feet	32'	YES
• Rear	15 Feet	46'6"	YES
Max. Lot Coverage	50%	32.4%	YES
Max. Building Height	2 Stories / 35 Feet	1 Story	YES

* The site is composed of two adjacent properties, which together meet the minimum lot width requirement. Separately one of the two would be in conformance with the minimum lot width requirement.

The applicant intends to convert the existing single-family residence to an office use. A reversionary parcel map in addition to a site development plan review will be required in order for the property to be utilized for office.

B) General Analysis and Discussion

The requested Rezoning to P-R (Professional Office and Parking) is in conformance with the DTR (Downtown Redevelopment) MXU (Mixed Use) designation of the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

The existing zoning of the site, R-1 (Single Family Residential), allows an office use only as a home occupation administrative office. The proposed office development will be within the range of permissible uses under the requested P-R (Professional Office and Parking) zoning. However, under Title 19.08.045, the Commercial District Development Standards include standards for minimum lot width, which is 60 feet in a P-R (Professional Offices and Parking) zone. The subject parcels combined meet this requirement but separately only one meets the requirement, and therefore is not in compliance with the standard. Staff therefore, recommends a condition requiring the submittal and approval of a reversionary parcel map.

FINDINGS

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 as DTR (Downtown Redevelopment) MXU (Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is consistent with the Downtown Redevelopment Plan Area 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 proposed office use of the parcel will be compatible with adjacent office uses. The office uses allowed with the requested Rezoning can also be compatible with the adjacent single-family residential use, if appropriate site design and buffering are incorporated into the office development.

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

The requested Rezoning to P-R (Professional Office and Parking) is consistent with the future land use designation of the site as envisioned under the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

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's parking is to be accessed from the alleyway that connects Garces Street and Gass Avenue. The planned adjacent street network will be adequate for the uses allowable under the proposed P-R (Professional Offices and Parking) zone.

NOTICES MAILED 141 By Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3825** APN: 139-34-810-008; 139-34-810-009

Name of Property Owner: Jan Paul Koch

Name of Applicant: Jan Paul Koch

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

 X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

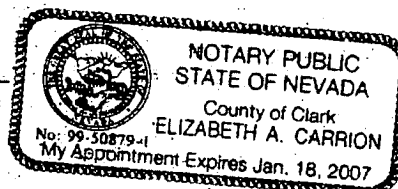
Signature of Property Owner/Authorized Agent: _____

Print Name: Jan Paul Koch

Subscribed and sworn before me:

This 27th day of January, 2004

Elizabeth A. Carrion
Notary Public in and for said County and State





PROFESSIONAL LAW OFFICE

701 S. 7TH STREET - LAS VEGAS, NEVADA

APN: 138-34-810-008, 138-34-810-009

PROJECT DATA AND REQUIREMENTS

PROJECT DATA

LOCATION: 701 S. 7TH STREET
LAS VEGAS, NEVADA 89101
APN(S): 138-34-810-008, 138-34-810-009
DESCRIPTION: WARDIE ADD - LOT 1 BLOCK 12
JURISDICTION: LAS VEGAS
ZONING: EXISTING - (R-1)
PROPOSED - (P-R)
CODE: 2803 IBC
CONSTRUCTION: V-N

AREA CALCULATIONS

NEW OFFICE AREA: 3,364 SF
SITE AREA: 0.23 AC (+1841 SF)
APN 138-34-810-008 0.18 AC (+1841 SF)
APN 138-34-810-009 0.05 AC (+320 SF)
TOTAL SITE AREA: 0.23 AC (+1841 SF)
FLOOR TO SITE RATIO: 28.5%

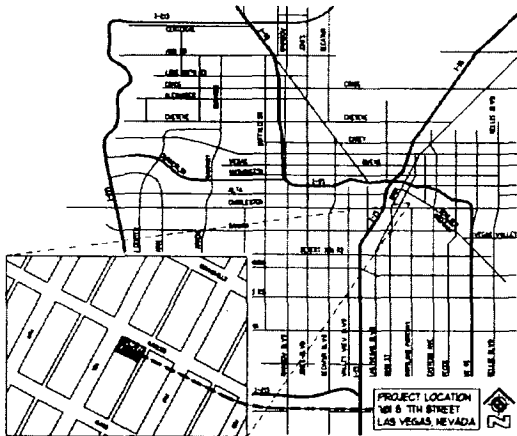
CONTACTS

ARCHITECT:
KENNETH M. CHOW (KIP KATCH-CONTACT)
1730 W. SAHARA AVE. - SUITE 103
LAS VEGAS, NEVADA 89111
PHONE: (702) 804-4360
FAX: (702) 804-6326
OWNER/APPLICANT:
JAN PAUL KOCH
12 S. 8TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 935-1264
FAX: (702) 935-1264

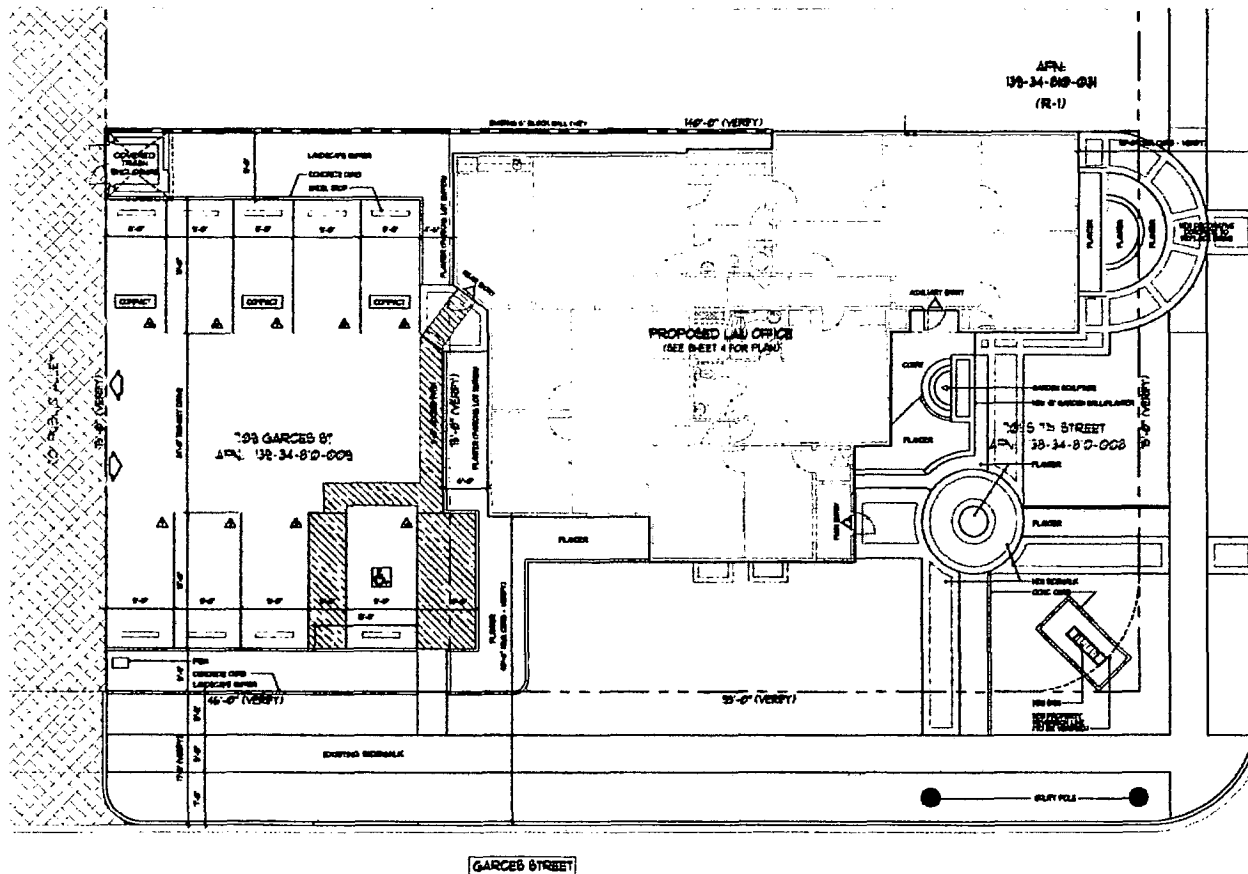
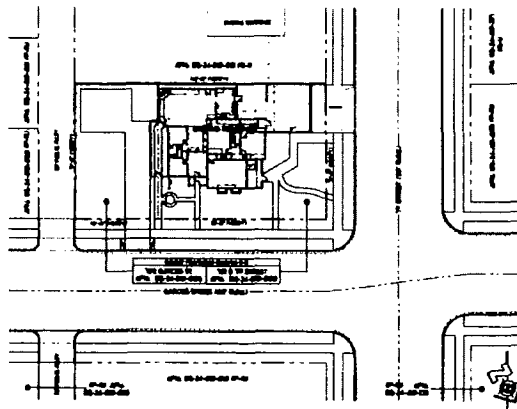
PARKING REQUIREMENTS

NEW OFFICE AREA: 3,364 SF
CODE: 1 PER 360 SF (TALL), TABLE 1-OFFICE (PROF.)
REQUIRED PARKING: (3364 SF / 360) = 9.34 (10 SPACES)
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 - 25 SPACES + 1 HANDICAPPED (TALL, TABLE 2)
PROVIDED PARKING:
SPACES PROVIDED: 10
ACCESSIBLE SPACES PROVIDED: 1 (VAN ACCESSIBLE)

VICINITY & LOCATION MAP



EXISTING SITE & PROJECT CONTEXT



PROPOSED ARCHITECTURAL SITE PLAN

REVISED
3.4.04

ZON-3825
3-25-04 PC

ARCHITECT

KENNETH M. CHOW

EXISTING SITE, PLANS, ELEVATIONS

PROFESSIONAL LAW OFFICE
701 S. 7TH STREET
LAS VEGAS, NV 89101

REVISIONS

DATE: 01/30/04
SHEET No:

1
OF 5

PHONE: (702) 804-4360

1730 WEST SAHARA AVENUE, SUITE 103, LAS VEGAS, NV 89111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VARIANCE RELATED TO ZON-3825 - PUBLIC HEARING - VAR-3826 -
APPLICANT/OWNER: JAN PAUL KOCH - Request for a Variance TO ALLOW 9
PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED FOR A PROPOSED
OFFICE BUILDING AND TO ALLOW A COVERED TRASH ENCLOSURE TO BE
LOCATED WITHIN THE 50 FEET RESIDENTIAL ADJACENCY DISTANCE
SEPARATION REQUIREMENT on 0.26 acres at 701 7th Street (APN 139-34-810-008 and
009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and
Parking)], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend
APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with MACK excused and
Ward 2 vacant**

MINUTES:

NOTE: See Item 137 [ZON-3825] for related discussion.

(2:31 – 2:33)

4-1953

CONDITIONS:

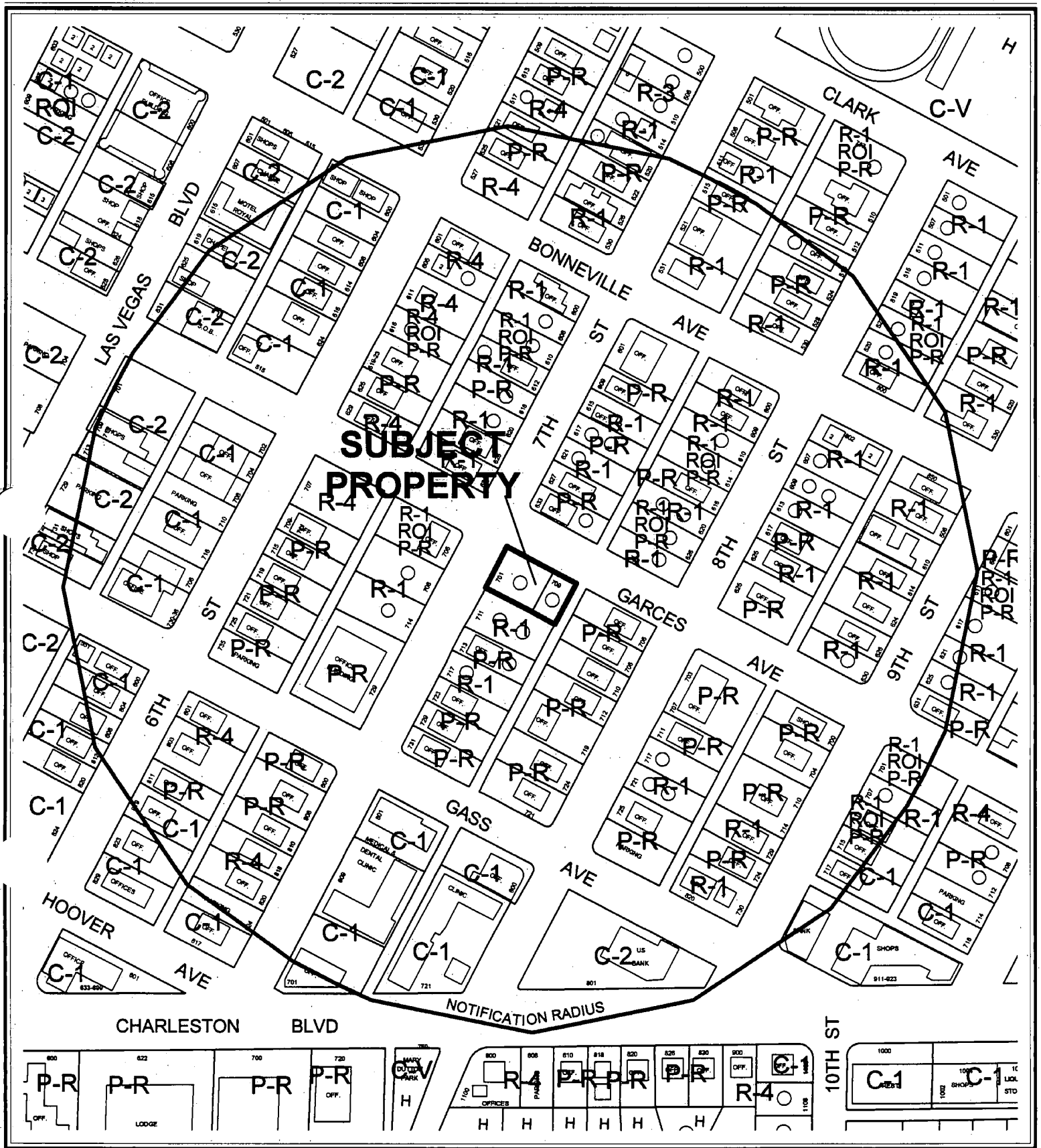
Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.
2. Conformance to all conditions of approval of ZON-3825 & SDR-3824 and other site related actions.

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 138 – VAR-3826

CONDITIONS – Continued:

3. This variance request also pertains to the proposed location of the onsite trash enclosure.

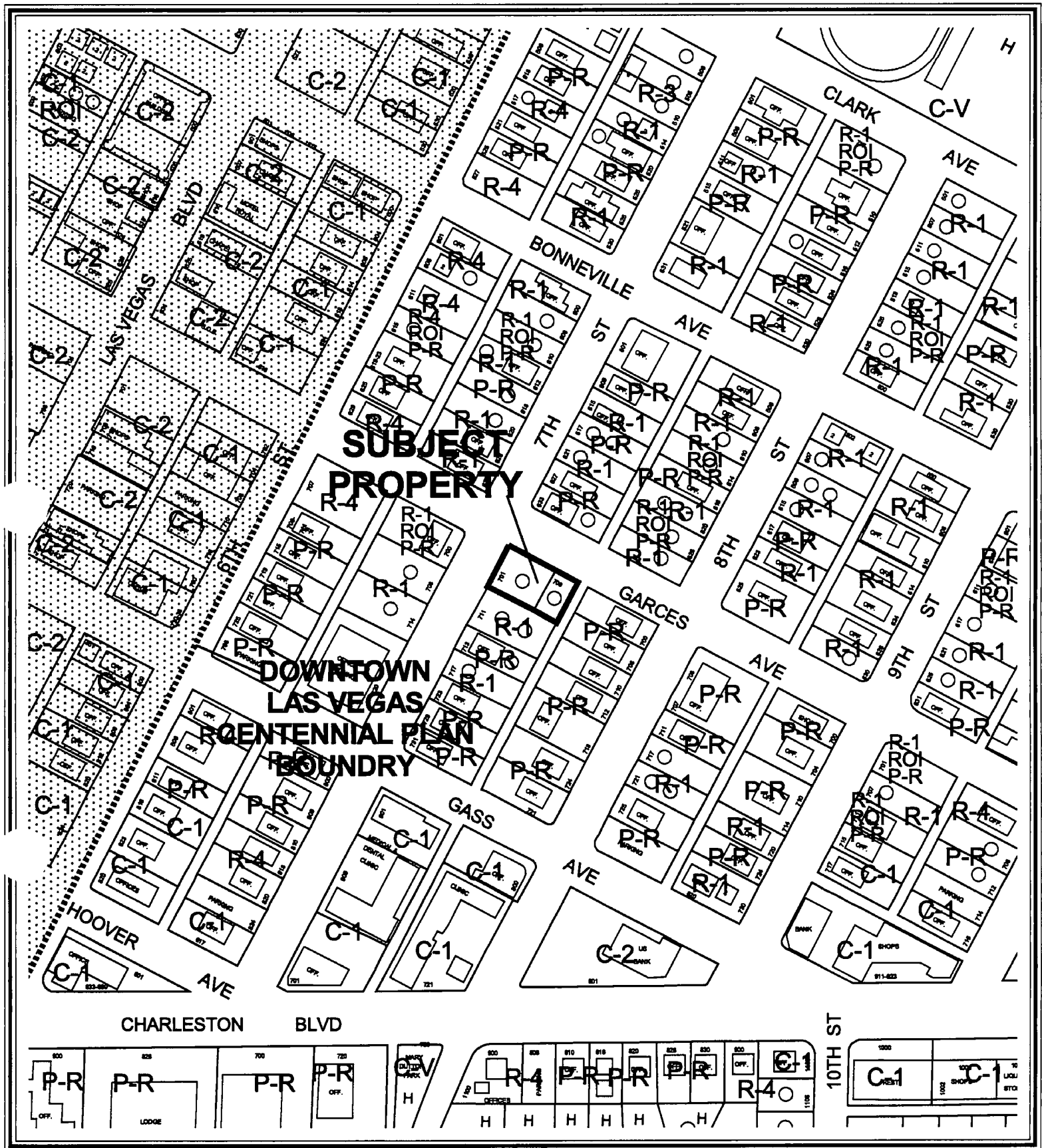


CASE: VAR-3826

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **VAR-3826**

DOWNTOWN LAS VEGAS CENTENNIAL PLAN BOUNDRY MAP

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-3826 - APPLICANT/OWNER: JAN PAUL KOCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.
2. Conformance to all conditions of approval of ZON-3825 & SDR-3824 and other site related actions.
3. This variance request also pertains to the proposed location of the onsite trash enclosure.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a variance to allow 9 parking spaces where 12 are required and to allow a covered trash enclosure to be located within the 50 foot residential adjacency separation distance requirement. A Site Development Plan review (SDR-3824) and a rezoning (ZON-3825) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that to create a harmonious balance between the landscaping and parking requirement the optimal configuration of the site requires a variance from the parking requirements. In addition, the applicant points out that the site is a corner lot with ample offsite parking in the vicinity. The applicant's justification letter addresses the locating of the covered trash enclosure within the 50 foot residential adjacency separation distance requirement as being beneficial to the service access to the site and also allows the removal of the existing pan drive and restoration of the curb. Furthermore, the applicant states that the adjacent residential property is slated for the eventual conversion to a professional office as depicted on the Downtown Redevelopment Plan Area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 02/28/91 | The Board of Zoning Adjustment approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum set-back required. Staff recommended denial. |
| 10/01/03 | The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval. |
| 03/25/04 | The Planning Commission recommended approval of related items (ZON-3825 and SDR-3824). |
| 03/25/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #21/pl). |

B) Pre-Application Meeting

01/28/04 Comments from the pre-application conference included the relocation of the trash enclosure within the 50-foot residential adjacency separation distance requirement as to prevent backing up into the public right of way. In addition the issue of the required 12 parking spaces was addressed, including the sites proximity to the Downtown Centennial Plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property: Single Family Residential
North: Professional Offices
South: Single Family Residential
East: Professional Offices
West: Professional Offices

C) Planned Land Use

Subject Property: DTR / MXU (Downtown Redevelopment/ Mixed Use)
North: DTR / MXU (Downtown Redevelopment/ Mixed Use)
South: DTR / MXU (Downtown Redevelopment/ Mixed Use)
East: DTR / MXU (Downtown Redevelopment/ Mixed Use)
West: DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: P-R (Professional Office and Parking)
South: R-1 (Single Family Residential)
East: P-R (Professional Office and Parking)
West: P-R (Professional Office and Parking)

E) General Plan Compliance

The site is designated as DTR/MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The proposed land use can be conducted in a manner that is harmonious and compatible with existing and surrounding land uses, and with future surrounding land uses as projected by the General Plan.

VARIANCE

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Trash Receptacles. The proposed location fails to comply with the residential adjacency standards, therefore requires a variance do to the adjacent residential parcel to the south has not as of yet converted to a professional office.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office Other Than Listed	3354 SF.	1/300 GFA	11	1	8	1

The proposed parking does not meet the required parking standards of the Code for a project of this nature, and is the subject of this variance.

B) General Analysis and Discussion

As a result of accommodating a trash enclosure on site, the applicant has had to revise the parking layout, which in turn has created an additional parking space loss. The proximity of the trash enclosure to the adjacent residential property to the south is not of great concern because of the expected redevelopment of said property to a professional office use.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

In this instance, the variance is warranted for these reasons:

1. The subject site is in close proximity to the Downtown Centennial Plan Area, which allows for special consideration in regards to parking standards. The number of onsite parking spaces in addition to the available offsite parking accommodates the site's requirements as a whole.
2. With the predominate conversion of the neighborhood to P-R (Professional Office and Parking) the adjacent residential parcel to the south is expected to conform to the trend of the area. Therefore, the proximity of the covered trash enclosure to said property is not of great concern. In addition, the proposed location of the covered trash enclosure creates a cohesive site design and removes the need of back into the Garces Street as a point of access and would also facilitate the elimination of a pan driveway and restoration of the curb.

NOTICES MAILED 145 By City Clerk

APPROVALS 0

PROTESTS 0



PROFESSIONAL LAW OFFICE

701 S. 7TH STREET - LAS VEGAS, NEVADA

APN: 138-34-810-008, 138-34-810-009

PROJECT DATA AND REQUIREMENTS

PROJECT DATA

LOCATION: 701 S. 7TH STREET
LAS VEGAS, NEVADA 89101
APN/SA: 138-34-810-008, 138-34-810-009
DESCRIPTION: WARDIE ADD - LOT 1 BLOCK 12
JURISDICTION: LAS VEGAS
ZONING: EXISTING: (R-U)
PROPOSED: (P-R)
CODE: 2003 IBC
CONSTRUCTION: V-N

AREA CALCULATIONS

NEW OFFICE AREA: 3,384 SF
SITE AREA:
APN 138-34-810-008 0.16 AC (+1841 SF)
APN 138-34-810-009 0.23 AC (+3028 SF)
TOTAL SITE AREA: 0.39 AC (+4869 SF)
FLOOR TO SITE RATIO: 18.5%

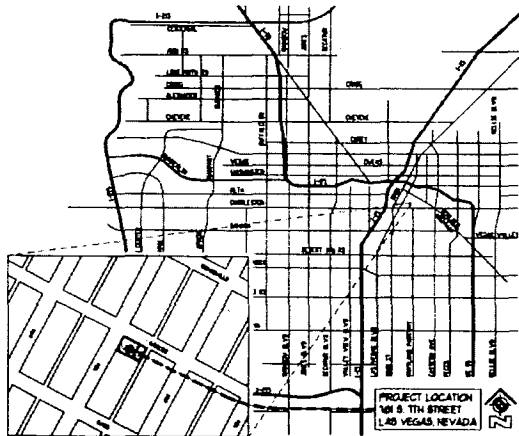
CONTACTS

ARCHITECT:
KENNETH M. CHOW (KIP KATCH-CONTACT)
1310 W. SAHARA AVE. - SUITE 103
LAS VEGAS, NEVADA 89115
PHONE: (702) 894-4230
FAX: (702) 894-6706
OWNER/APPLICANT:
JAN PAUL KOCH
112 S. 8TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 955-9864
FAX: (702) 955-1804

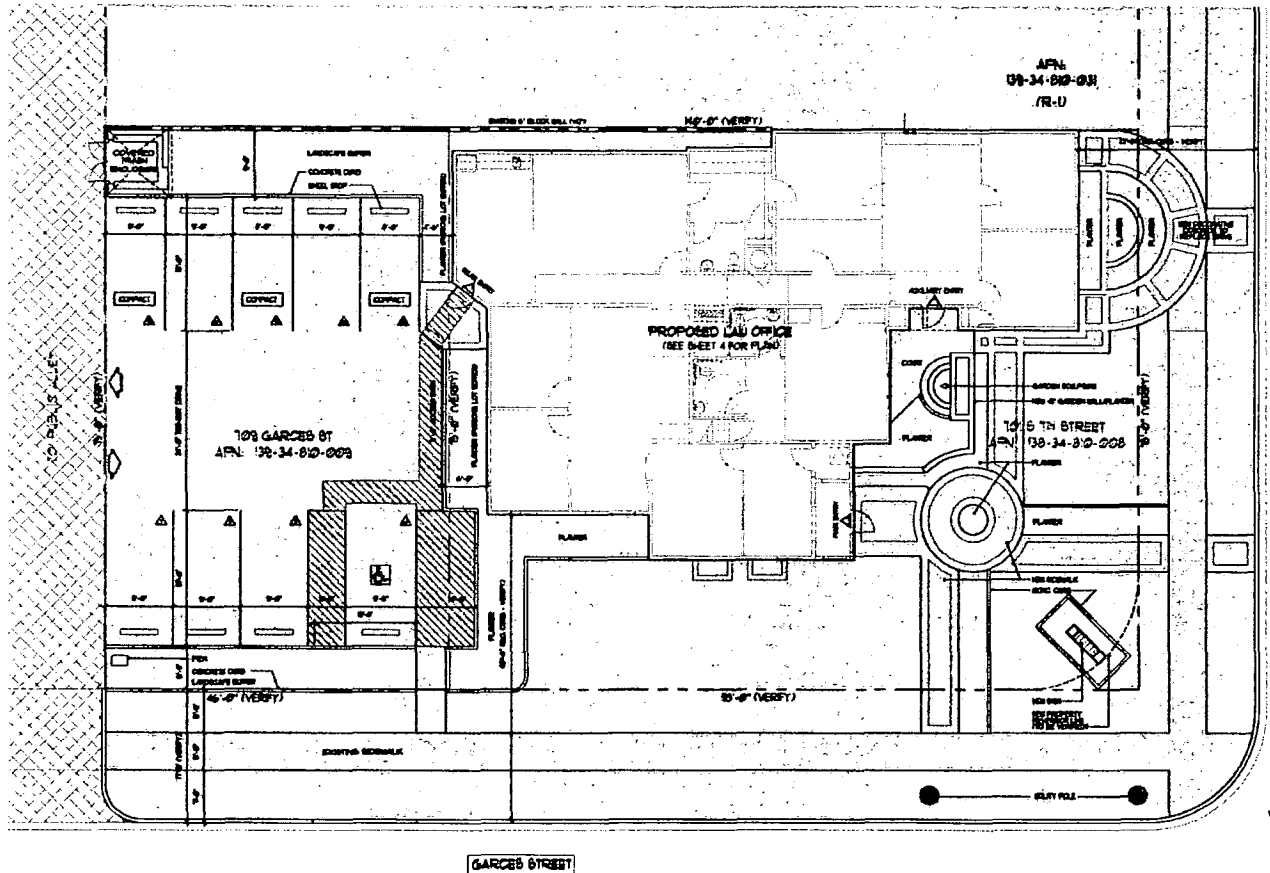
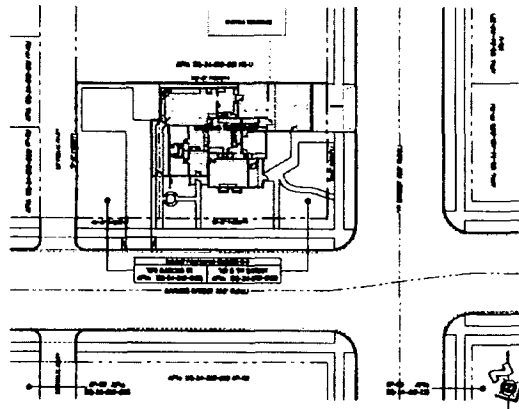
PARKING REQUIREMENTS

NEW OFFICE AREA: 3,384 SF
CODE: 1 PER 300 SF (TABLE 1 OFFICE 1 PROX)
REQUIRED PARKING: (3,384 SF / 300) = 11.28 (12 SPACES)
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 = 25 SPACES + 1 HANDICAPPED (TABLE 2)
PROVIDED PARKING:
SPACES PROVIDED: 10
ACCESSIBLE SPACES PROVIDED: 1 (VAN ACCESSIBLE)

VICINITY & LOCATION MAP



EXISTING SITE & PROJECT CONTEXT



PROPOSED ARCHITECTURAL SITE PLAN

REVISED
3.4.04

VAR-3826
3-25-04 PC

ARCHITECT

KENNETH M. CHOW

EXISTING SITE, PLANS, ELEVATIONS

PROFESSIONAL LAW OFFICE

701 S. 7TH STREET
LAS VEGAS, NV 89101

REVISIONS

DATE:

01/30/04

SHEET No:

1

OF

SHTS

PHONE: (702) 894-4230

7700 WEST SAHARA AVENUE, SUITE 103 LAS VEGAS, NV 89117

LEGEND

UNLESS OTHER USE NOTED: NEW EXTERIOR WALLS ARE 2X8 GROSS STUDS @ 16" OC, 1/2" 5/8" GYPBO (INTERIOR) - 3 COAT STUCCO (1/8" THRU OVER 1/2" GBS BREATHING (EXTERIOR); ALL EXTERIOR WALLS SHALL HAVE R-19 INSULATION. INTERIOR WALLS ARE 7/4 STUDS @ 16" OC OF 5/8" GYPBO.

UNLESS OTHER USE NOTED: EXISTING 2X12 FRAMING WALL CONSTRUCTION.

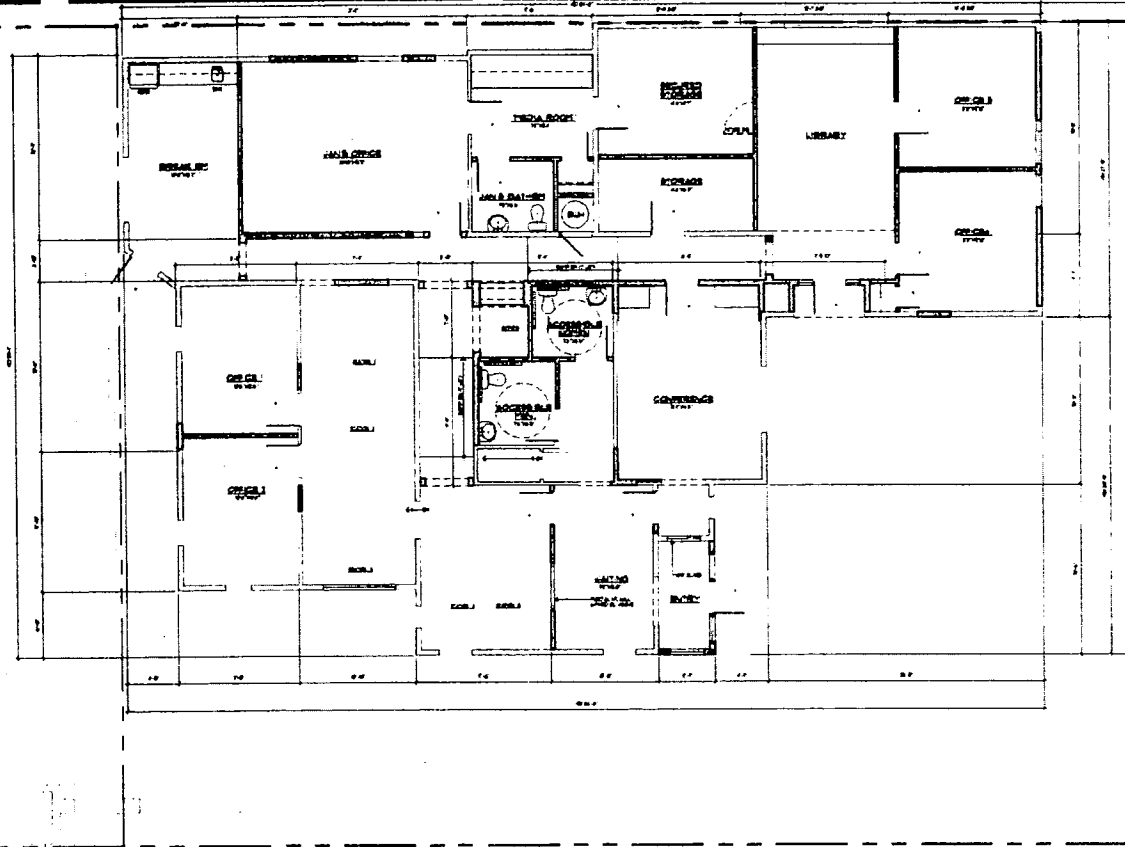
ELEVATION KEY

NOTES

1. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THE DRAWINGS.
 2. MATERIALS TO MATCH EXISTING COLORS AND FINISH UNLESS NOTED.
 3. (E) INDICATES EXISTING CONDITION.
 4. (N) INDICATES NEW CONDITION.
 5. (N) INDICATES NEW CONDITION.
- EXISTING WINDOW THRU-CUT. VERIFY LOCATIONS, QUANTITY & TYPE LOGGING.

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
NEW OFFICE AREA: 3,354 SF
CODE: 1 PER 100 SF (54.0 TABLE 1-01 OF 1 PREP.)
REQUIRED PARKING: (3,354 SF/100) = 33.54 (34 SPACES)
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 TO 25 SPACES = 1 HANDICAPPED (54.0 TABLE 2)
PROVIDED PARKING:
SPACES PROVIDED: 7
ACCESSIBLE SPACES PROVIDED: 1



PROPOSED ARCHITECTURAL PLAN

SCALE 1/8" = 1'-0"

PROPOSED ARCHITECTURAL PLAN

PROFESSIONAL LAW OFFICE
701 S. 7TH STREET
LAS VEGAS, NV 89101

REVISIONS

DATE:

01/30/04

SHEET No:

4

OF 8

VAR-3826
3-25-04 PC

7700 WEST DANFORTH AVENUE, SUITE 100, LAS VEGAS, NV 89117
PHONE: (702) 891-1177

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3825 AND VAR-3826 - PUBLIC HEARING - SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Site Development Plan Review FOR A PROPOSED LAW OFFICE AND A WAIVER OF LANDSCAPE AND COMMERCIAL STANDARDS on 0.26 acres at 701 7th Street (APN 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions – **UNANIMOUS** with MACK excused and Ward 2 vacant

MINUTES:

NOTE: See Item 137 [ZON-3825] for related discussion.

(2:31 – 2:33)

4-1953

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All abandoned driveway access to be removed and curbs and sidewalk treatments to be restored.

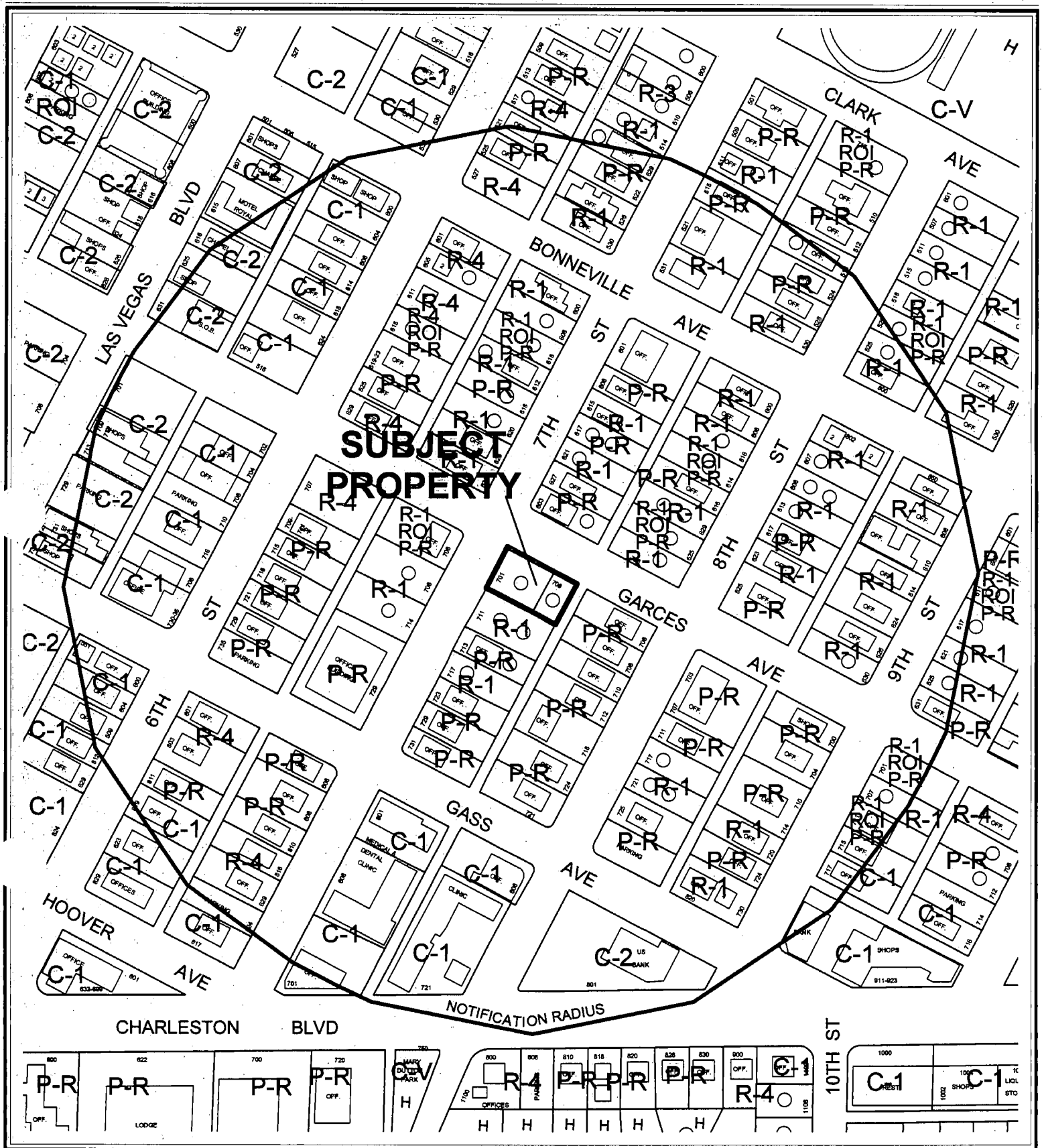
CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 139 – SDR-3824

CONDITIONS – Continued:

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. A covered trash enclosure in accordance with Title 19.08.045 shall be provided.
8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Reversionary map is required to be filed in order to ensure the structure does not straddle property lines and that required parking be located on site.

Public Works

11. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
13. Site development to comply with all applicable conditions of approval for ZON-3825 and all other subsequent site-related actions.

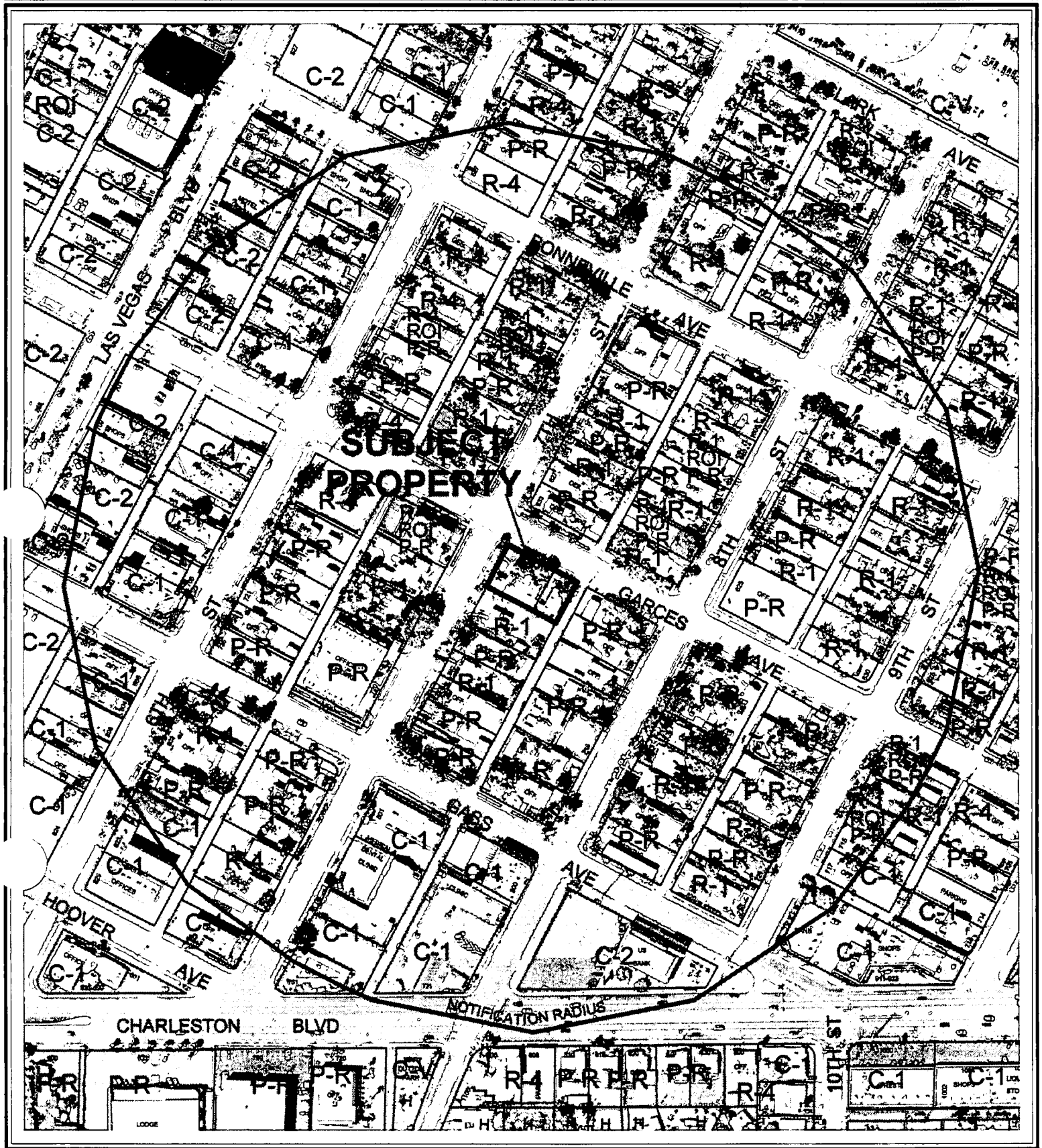


CASE: SDR-3824

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: SDR-3824

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All abandoned driveway access to be removed and curbs and sidewalk treatments to be restored.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. A covered trash enclosure in accordance with Title 19.08.045 shall be provided.
8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Reversionary map is required to be filed in order to ensure the structure does not straddle property lines and that required parking be located on site.

Public Works

11. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
13. Site development to comply with all applicable conditions of approval for ZON-3825 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review of a single-family residence into a professional office conversion. In addition the applicant is requesting a waiver from the parking lot perimeter and interior landscaping requirements, as well as building setback requirements of Title 19. A Variance (VAR-3826) and a rezoning (ZON-3825) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the proposed renovation will strive to maintain the original 1930's residence while implementing major upgrades and improvements that will maintain the original feel of the neighborhood. The applicant states that when the original site was developed it was not intended to comply with today's modern planning and building requirements, therefore to best facilitate these upgrades within the limitations of the site, they are requesting waivers of both the landscaping requirements and building setbacks. Furthermore, the applicant notes that to accommodate the landscaping and parking requirements waivers of such requirements are necessary.

BACKGROUND INFORMATION

A) Previous Actions

- 02/28/91 The Board of Zoning Adjustments approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum setback required. Staff recommended denial.
- 10/01/03 The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval.
- 03/25/04 The Planning Commission recommended approval of related items (ZON-3825 and VAR-3826).
- 03/25/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22).

B) Pre-Application Meeting

01/28/04 The applicant explained that the property has is to be rezoned for an office use, and that he would like to convert the existing residence into a professional office. The applicant was informed that waivers from the perimeter and interior parking landscaping standards would be necessary and would need to be requested, as the applicant would not be able to provide a sufficient amount of landscaping within and around the proposed parking lot. In addition, the applicant indicated that he would request waivers of the Commercial Development Standards, in particular the requirement to allow the existing residence to be within the required P-R (Professional Offices and Parking) standards. The applicant was also advised that the proposed location of the trash enclosure was problematic and would require it to be moved therefore, a variance from the Residential Adjacency Standards would be needed. Parking requirements were discussed and a Variance was determined to be needed as not to reduce the amount of landscaping on site.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property: Single Family Residential
North: Professional Offices
South: Single Family Residential
East: Professional Offices
West: Professional Offices

C) Planned Land Use

Subject Property: DTR/ MXU (Downtown Redevelopment/ Mixed Use)
North: DTR/ MXU (Downtown Redevelopment/ Mixed Use)
South: DTR/ MXU (Downtown Redevelopment/ Mixed Use)
East: DTR/ MXU (Downtown Redevelopment/ Mixed Use)
West: DTR/ MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: P-R (Professional Office and Parking)
South: R-1 (Single Family Residential)
East: P-R (Professional Office and Parking)
West: P-R (Professional Office and Parking)

E) General Plan Compliance

The site is designated as DTR/ MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Site Development Plan Review within a proposed P-R (Professional Office and Parking) is in conformance with this designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The proposed land use can be conducted in a manner that is harmonious and compatible with existing and surrounding land uses, and with future surrounding land uses as projected by the General Plan.

PROJECT DESCRIPTION

The site plan depicts an existing 3,354 square foot single-family residence that is proposed to be converted to an office. Access to the site is via a 20-foot public alleyway accessed from Garces Street. A total of twelve parking spaces are required for the subject site, including one van accessible handicap parking space. Nine spaces have been provided. Three of the nine are compact spaces, indicated on the site plan in the northeast corner of the lot, separated by ADA standard parking spots. One handicap ramp is provided, from the rear, leading to the rear entrance on the east side of the building. Sidewalks connect the front access to the public sidewalk and the rear parking area as well. No additional landscaping is proposed.

The landscape plan indicates perimeter planters along both 7th Street and Garces Street right-of-ways. They range in size from 12 feet 9 inches to 24 feet wide and consist of existing Royal Palms and deciduous trees. Perimeter parking landscape planters consist of existing Royal Palms, Texas Ranger (Silverleaf), Red Yucca, annual decorative flowers, Mexican Birds of Paradises, Boxwoods, Dwarf Red Fountain Grass, and Gazanias. Landscaping also exists along parts of the eastern, western, and northern elevations of the existing building.

No changes to the existing building elevations are proposed, except for the conversion of the garage into additional office space. Building elevations depict the cohesive architectural design of the garage conversion.

The floor plan indicates six office spaces, two rooms containing five stations, a conference room, a library, a media room, a copier room, a reception/waiting area, a break room, two storage rooms, and three restrooms. The two public restrooms will be handicap accessible.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	138	YES*
Min. Setbacks			
• Front	20 Feet	23'6"	YES
• Side	5 Feet	1'	NO
• Corner	15 Feet	32'	YES
• Rear	15 Feet	46'6"	YES
Max. Lot Coverage	50 %	32.4%	YES
Max. Building Height	2 Stories / 35 Feet	1 Story	YES
Trash Enclosure	YES	YES	NO**

* The site is composed of two adjacent properties, which together meet the minimum lot width requirement. Separately one of the two would be in conformance with the minimum lot width requirement.

** The trash enclosure is located within the required 50' residential adjacency separation distance. A Variance will be required. (VAR-3826 addresses this request)

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Trash Receptacles. The proposed location, under the advisement of staff, fails to comply with the residential adjacency standards. VAR-3826, requesting a variance to this standard was filed as a companion application.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office Other Than Listed	3354 SF.	1/300 GFA	11	1	8	1

The proposed parking does not meet the required parking standards of the Code for a project of this nature, and will require a variance. (VAR-3826 addresses this request).

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Space	2 Trees	NONE
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet	23 Trees	16
• Min. Zone Width	60 Feet		
• Wall height	6 Feet		YES

The project does not meet the minimum standards for the landscape requirements provided in the Las Vegas Urban Design Guidelines and Standards. The applicant has requested a waiver of the parking interior and perimeter as well as the buffer landscaping requirements.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Monument Signs: P-R (Professional Office and Parking)

Standards	Allowed	Provided
Maximum Number	1 Sign / Frontage 2 total	1 / 7th Street & Garces Street frontage 1 total
Maximum Area	75 SF	Not provided
Maximum Projection	N/A	N/A
Illumination	Internal only	Not provided

A condition is recommended requiring all signage to comply with Title 19.14 on-premise sign requirements. All signs are to be reviewed at time of permit.

B) General Analysis and Discussion

- Zoning

The proposed office is a permitted use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The site is composed of two parcels, each of which contains an existing residential structure. The site plan presents an existing single family residence to be converted into an office on the parcel that fronts 7th Street and Garces Street and the demolition of existing structure on the parcel that fronts Garces Street and the public alleyway to provide for parking.

The landscape plan presents the retaining of mature vegetation on site in addition to the creation of planters surrounding the proposed parking lot. The applicant is requesting a waiver for the interior and perimeter landscaping due to site limitations.

- Waivers

The applicant is requesting waivers from the perimeter and interior landscaping requirements, and the building setback requirements of the Commercial Development Standards set forth by Title 19.

Waiver of the perimeter and parking lot landscaping standards

The applicant requests a full waiver of the parking lot landscaping standards. As the parking lot contains nine spaces, a landscaped planter island is necessary. For the applicant to accommodate parking and landscaping requirements and create a cohesive site design a waiver of such requirements is necessary. This is an appropriate request.

Waiver of the south rear yard setback

The waiver is appropriate in due to the home being built to residential standards, which predate today's requirements. In addition Variance (V-0002-91) allowed a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum set-back required.

- Landscape Plan

The proposed landscape plan, along with the requested landscape waivers, complies with the intent of the Landscape, Wall, and Buffer Standards section of the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The proposed garage conversion is to match the existing architectural design of the building. The building elevations maintain the original architectural design of the 1930's residence.

- Floor Plan

The floor plan presents a logical and orderly layout for the proposed office use.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **"The proposed development is compatible with adjacent development and development in the area;"**

From 1993 to 2000, the City Council approved a series of Rezoning requests from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on properties located along the west side of 7th Street in a continuing effort to revitalize the downtown area. Old single-family dwellings are slowly being converted to small professional offices in conformance with the Las Vegas Redevelopment Plan. The proposed conversion to office is compatible with other existing offices along 7th Street as well as with adjacent residential development.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed office development will be consistent with Title 19 and with the intent of the Design Guidelines and Standards Manual (Landscape, Wall and Buffer Standards), with the exception of requested waivers, including the perimeter and interior parking Landscape Standards, the trash enclosure requirement, and south rear setback.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;"**

Traffic on Garces Street will remain similar to that of the surrounding residential and professional office area. The proposed office use will not negatively impact Garces Street or neighborhood traffic.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

Limitations of the site and the requirement of certain accessibility standards for commercial developments impede the full application of the landscape standards. The site landscaping, especially in the front yard, will provide an appropriate landscape buffer. A condition is recommended that all landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards, where possible. Existing trees located along the 7th Street and Garces Street frontage will be retained. The building will retain its historical character and will appear similar to other buildings in this neighborhood.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The condition of the building exterior appears to be good, and upgrades in landscaping and the window trim will only serve to enhance the appearance. The height of the structure is similar to the height of other residences and offices in the surrounding neighborhood.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The business within the proposed office will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission added Condition #10 at staff's request.

NOTICES MAILED 141 By Planning Department

APPROVALS 0

PROTESTS 0



Case Number: **SDR-3824** APN: 139-34-810-008, 139-34-810-009

Name of Property Owner: IAN PAUL KOCH

Name of Applicant: Van Paul Koett

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

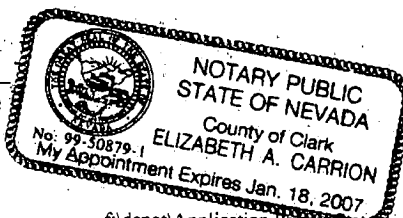
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

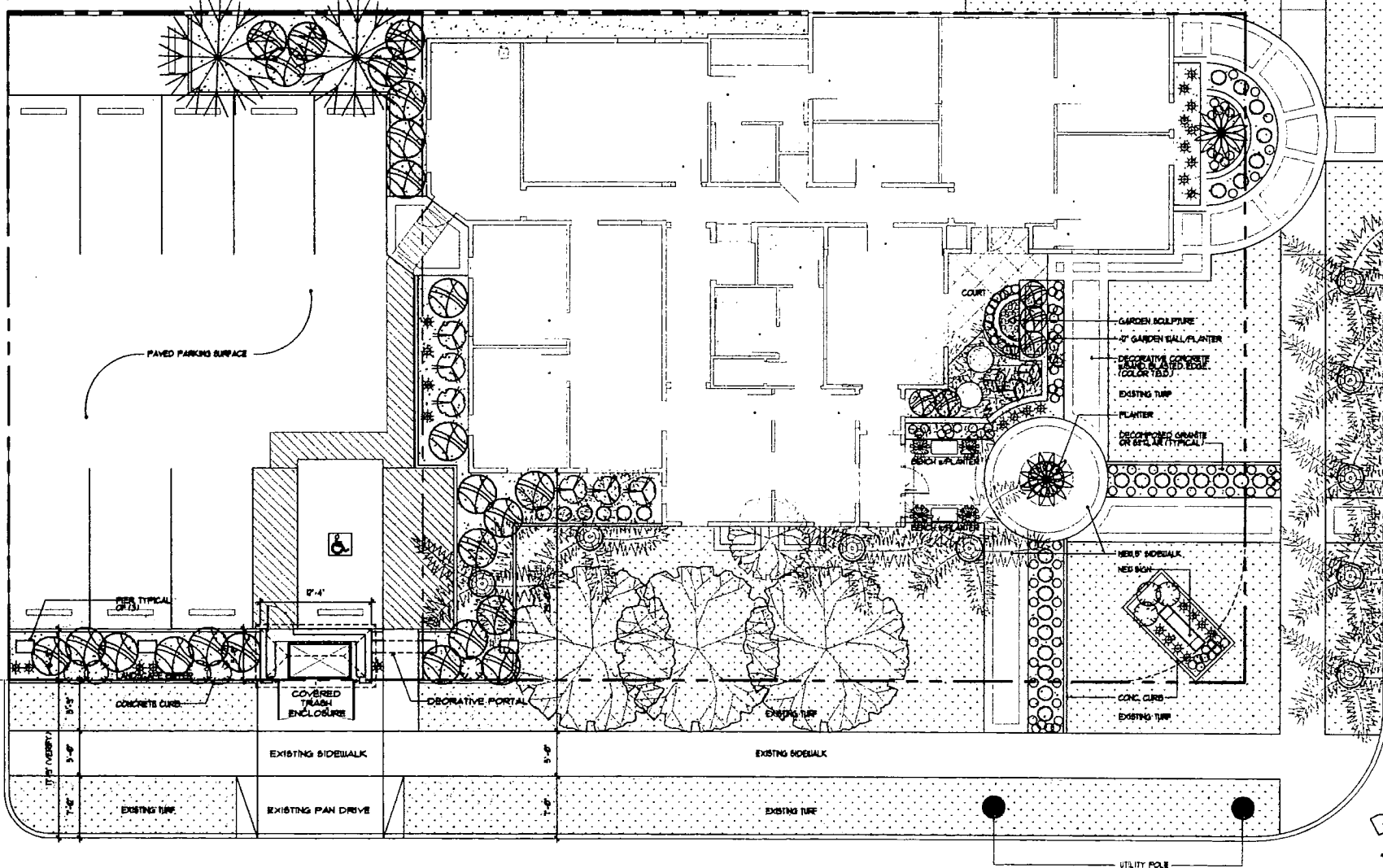
This 27th day of January, 2004

Elizabeth A. Carrion
Notary Public in and for said County and State



REVISED SDR-3824
3.4.04 3-25-04 PC

LANDSCAPE LEGEND					
 RED YUCCA <i>Hesperaloe parviflora</i> 1 GAL - QTY. (...)	 BOXWOOD <i>Boxwood japonica</i> 1 GAL - QTY. (...)	 TEXAS RANGER (SILVERLEAF) <i>Leucophyllum frutescens</i> 5 GAL - QTY. (...)	EXISTING DECIDUOUS		 DECOMPOSED GRANITE (OR SIMILAR)
 ANNUAL DECORATIVE FLORAL w/PLANTER VARIES	 DWARF RED FOUNTAIN GRASS <i>Festuca sordida</i> 5 GAL - QTY. (...)	 SAGO PALM <i>Cycas revoluta</i> 5 GAL - QTY. (...)	EXISTING ROYAL PALM		 EXISTING TURF
 MEXICAN BIRD OF PARADISE <i>Cassipouia mexicana</i> 5 GAL - QUANTITY (...)	 GAZANIA 'DAYBREAK' <i>Gazania rigens</i> cv. 'Daybreak' VERIFY SIZE & QTY	 MONDEL PINE <i>Pinus eldarica</i> 10-18' - QTY. (...)			 RIVER ROCK



PROPOSED ARCHITECTURAL LANDSCAPE PLAN

GRAPHIC SCALE 1/8" = 1'-0"

PROPOSED ARCH. LANDSCAPE PLAN
PROFESSIONAL LAW OFFICE
 701 S. 7TH STREET
 LAS VEGAS, NV 89101

REVISIONS	DATE
1	01/20/04
2	
3	

SHEET No:

3

OF 3

SDR-3824
3-25-04 PC

LEGEND

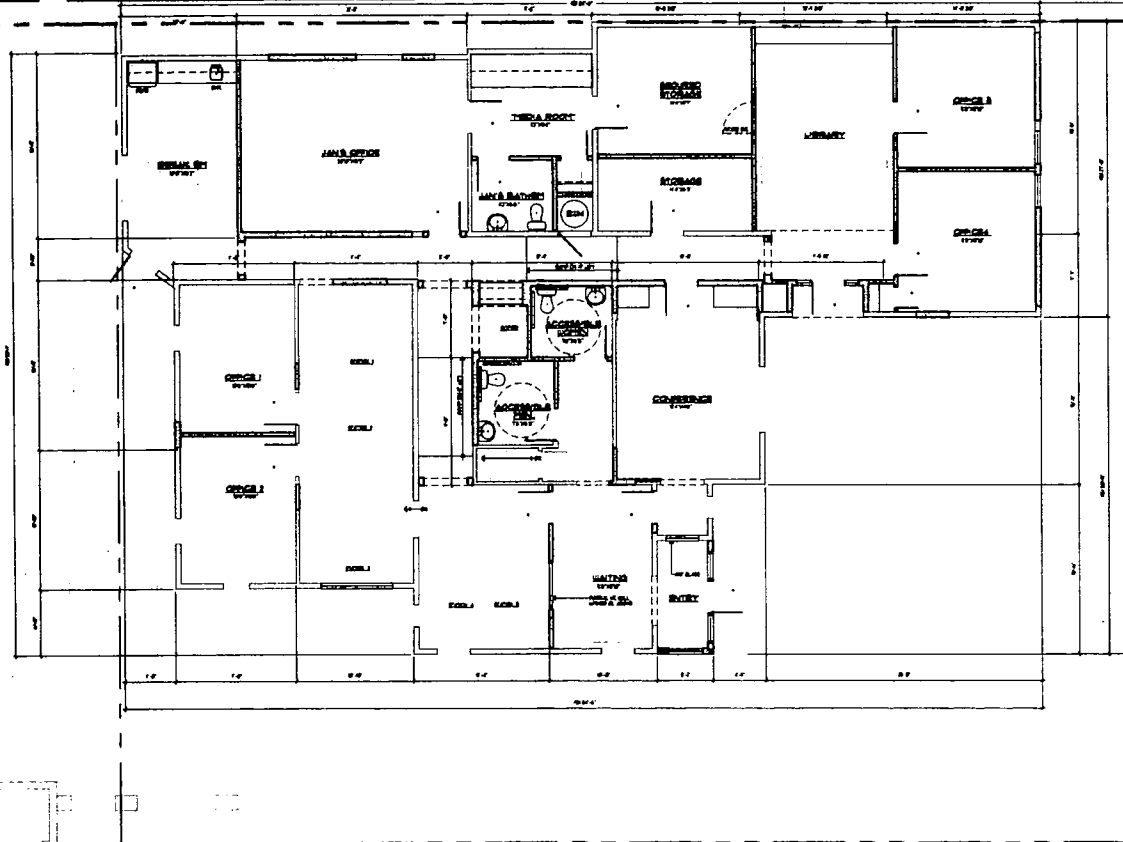
- UNLESS OTHER WISE NOTED: NEW EXTERIOR WALLS ARE 2X4 BOOD STUDS @ 16" OC @ 5/8" GYPED (INTERIOR - 3 COAT STUCCO (1/8" THK) OVER 1/2" OSB SHEATHING (EXTERIOR). ALL EXTERIOR WALLS SHALL HAVE R-7.5 INSULATION. INTERIOR WALLS ARE 2X4 STUDS @ 16" OC @ 5/8" GYPED.
- UNLESS OTHER WISE NOTED: EXISTING 2X10 FRAME WALL CONSTRUCTION.
- ELEVATION KEY

NOTES

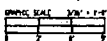
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3. (E) INDICATES EXISTING CONDITION.
4. (N) INDICATES NEW CONDITION.
5. ENDORS OPTION: CONTRACTOR TO PROVIDE PROPOSAL FOR REPLACEMENT OF EXISTING WINDOWS THRU-OUT. VERIFY LOCATIONS, QUANTITY & TYPE WORKER.

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
 NEW OFFICE AREA: 3,354 SF
 CODE: 1 PER 300 SF (F&M, TABLE 1-OFFICE 1 (PROP.)
 REQUIRED PARKING: (3,354 SF/300) = 11.18 = **12 SPACES**
 COMPACT SPACES: 30% ALLOWED = 4 SPACES
 ACCESSIBLE CODE: 1 TO 75 SPACES = 1 HANDICAPPED (F&M, TABLE 2)
 PROVIDED PARKING:
 SPACES PROVIDED: 12
 ACCESSIBLE SPACES PROVIDED: 1



PROPOSED ARCHITECTURAL PLAN



SDR-3824
3-25-04 PC

PROPOSED ARCHITECTURAL PLAN

PROFESSIONAL LAW OFFICE

701 S. 7TH STREET
 LAS VEGAS, NV 89101

REVISIONS

DATE:

01/20/04

SHEET No:

4

OF

SHT

7700 WEST DANFORTH AVENUE, SUITE 100, LAS VEGAS, NV 89117
 PHONE: (702) 894-4230



EXISTING CORNER ELEVATION



EXISTING FRONT ELEVATION (7TH)



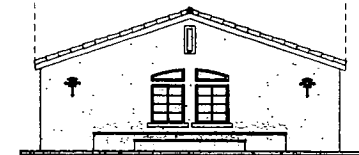
SIDE ELEVATION (GARCES)



EXISTING FRONT ELEVATION (7TH)

ELEVATION NOTES

1. RENOVATIONS TO RETAIN MAXIMUM APPEAL AND CHARACTER OF EXISTING STRUCTURE WITH MINIMAL AMOUNT OF EXTERIOR RENOVATION
2. PROPOSED RENOVATION INCLUDE REVISION OF THE EXISTING HARDSCAPE AND LANDSCAPE
3. RENOVATION TO INCLUDE REMOVAL OF THE EXISTING SECURITY GRILLES
4. EXISTING GARAGE DOOR TO BE REMOVED. NEW WALL WINDOWS TO REPLACE OPENING. SEE PROPOSED PLAN.
5. EXTERIOR WINDOWS AND DOOR TO BE UPGRADED FOR SECURITY AND EFFICIENCY. ALL NEW DOORS AND WINDOWS SHALL BE CONDUCTIVE TO THE CHARACTER OF THE STRUCTURE
6. EXISTING GARAGE DOOR TO BE REMOVED. NEW WALL WINDOWS TO REPLACE OPENING. SEE PROPOSED PLAN.



PROPOSED NEW ELEVATION

PROPOSED ELEVATIONS
 PROFESSIONAL LAW OFFICE
 701 S. 7TH STREET
 LAS VEGAS, NV 89101

REVISIONS
 DATE: 01/30/04
 SHEET No: 5

SDR-3824
 3-25-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3888 - APPLICANT: CITY OF LAS VEGAS - OWNERS: MULTIPLE - Request for a Rezoning FROM: M (INDUSTRIAL), C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC) TO: C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), AND C-V (CIVIC) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street (APN 139-26-102-002, 003, 139-26-201-015, 018, 139-27-502-004, 139-27-504-003, 006, 007, 008, 009 and 010, 139-27-602-003, 004, 139-27-603-001, 002, 008, and 018), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions – **UNANIMOUS** with MACK excused and Ward 2 vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning & Development, explained this item would bring properties that were designated a part of the Downtown Growth Plan into zoning compliance.

AL GALLEG0, Las Vegas resident, said he had recently driven through the subject area and found it to be shamefully dirty and unkempt. The City should take better care of its property. MAYOR GOODMAN informed MR. GALLEG0 that the City did not own the property. MS. WHEELER clarified that the City was the applicant because of the zoning compliance issue and that the property was privately owned.

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 140 – ZON-3888

MINUTES – Continued:

MR. GALLEGGO apologized and repeated the property was in bad shape. He then asked what was being built behind the smoke shop. The Mayor assured him the City would find out what was underway and inform him.

TODD FARLOW, 240 North 19th Street, spoke regarding his concern not to block Palm Children's Cemetery. MAYOR GOODMAN indicated that was not the purpose of this item. MR. FARLOW said he just wanted it on record that he opposed the Children's Lot being blocked off and that he wished for a nice wrought iron fence on Rancho.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:33 – 2:37)

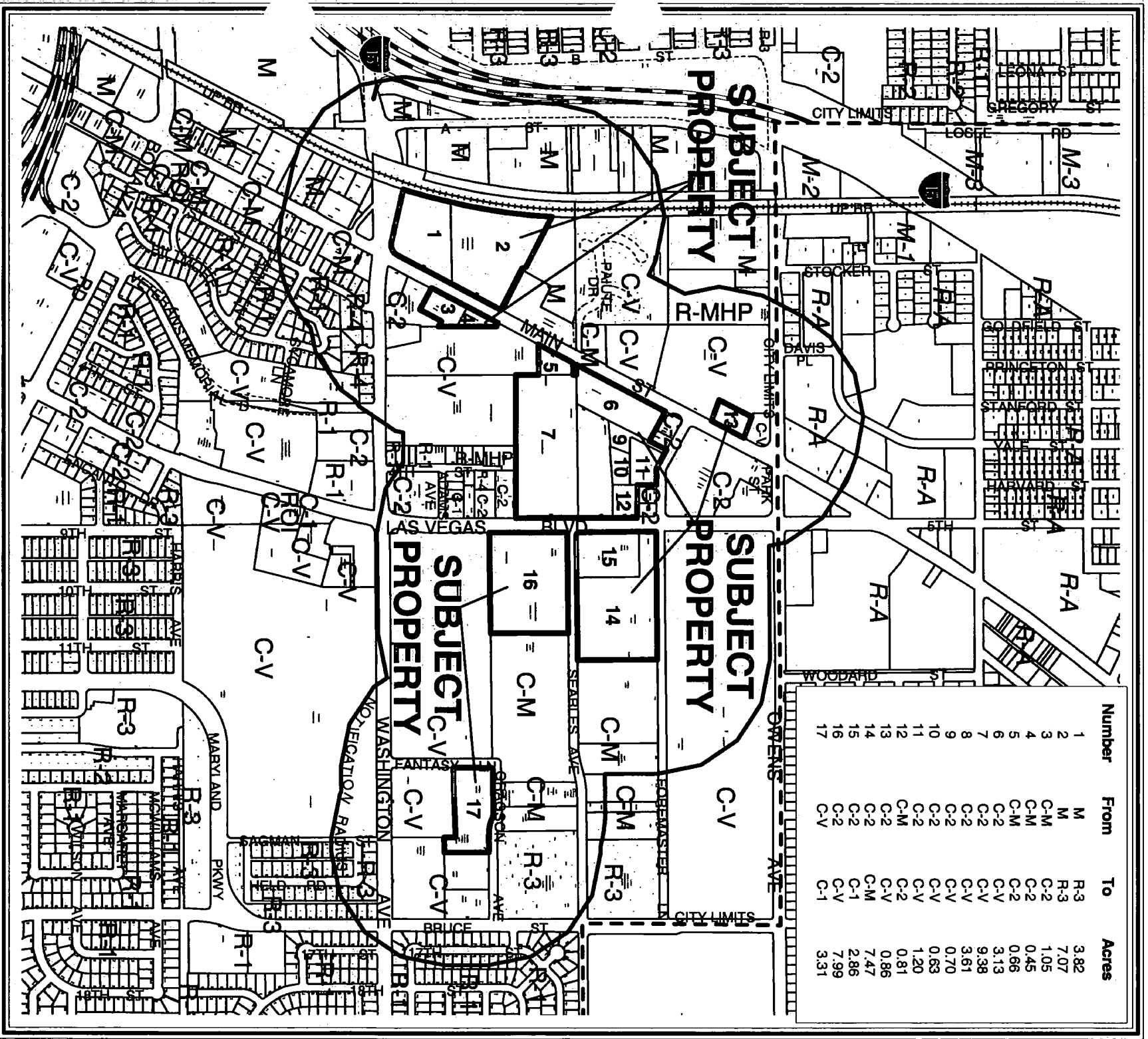
4-2039

CONDITIONS:

Planning and Development

1. A Site Development Plan Review shall be approved by the Planning Commission and City Council prior to development on any of the subject sites.
2. Parcel number 17 (APN: 139-26-201-018) on the Exhibit Map is not a part of this application.

Number	From	To	Acres
1	M	R-3	3.82
2	M	R-3	7.07
3	C-M	C-2	1.05
4	C-M	C-2	0.45
5	C-M	C-2	0.66
6	C-2	C-V	3.13
7	C-2	C-V	9.38
8	C-2	C-V	3.61
9	C-2	C-V	0.70
10	C-2	C-V	0.63
11	C-M	C-2	1.20
12	C-2	C-2	0.81
13	C-2	C-M	0.86
14	C-2	C-M	7.47
15	C-2	C-1	2.86
16	C-2	C-V	7.99
17	C-V	C-1	3.31



CASE: ZON-3888

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

M (INDUSTRIAL), C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC)

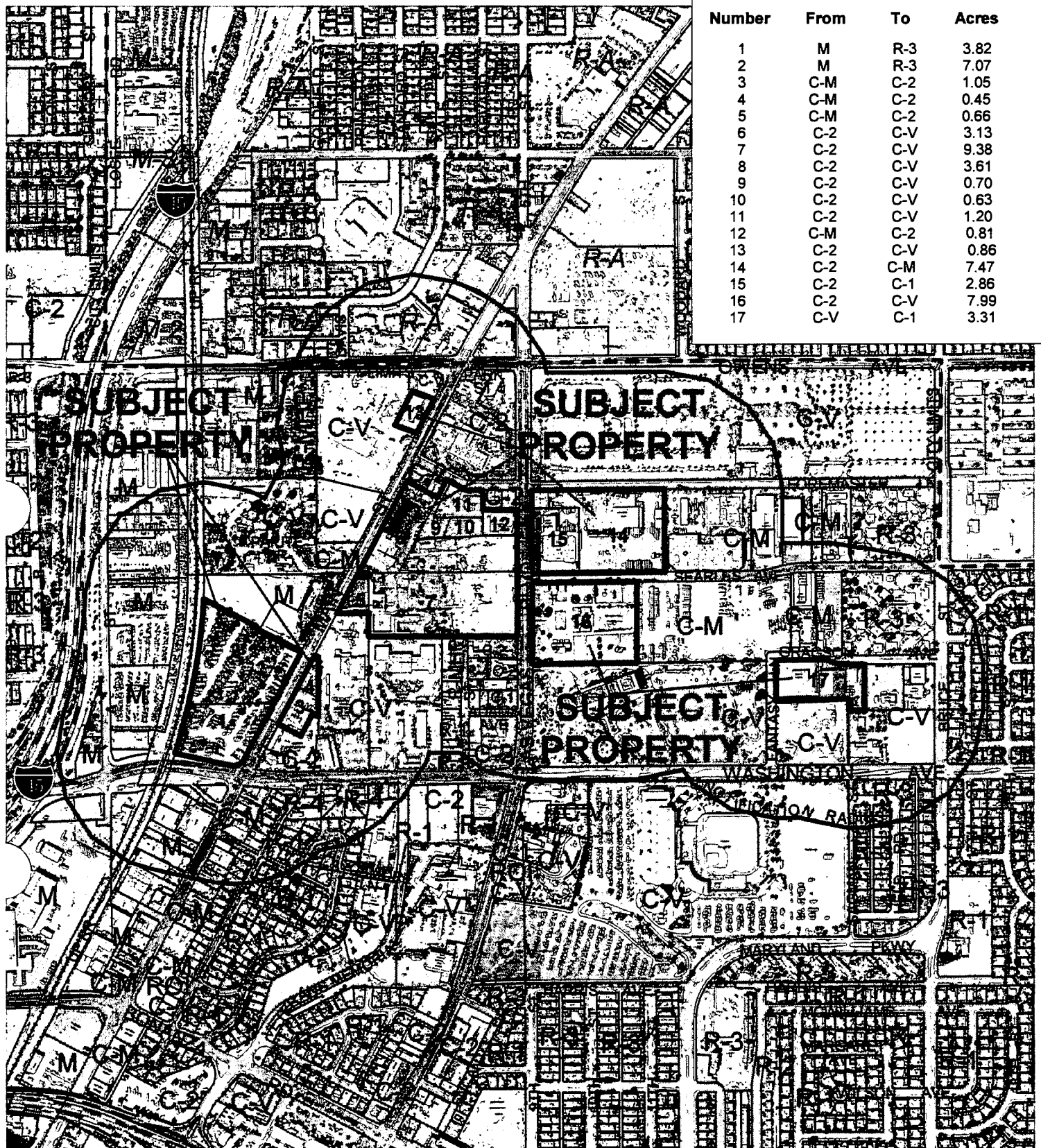
PROPOSED ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL),

R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-V (CIVIC)

0 500 1000 Feet





CASE: ZON-3888

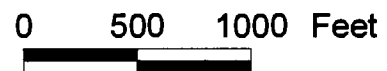
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

M (INDUSTRIAL), C-M(COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3888 - APPLICANT: CITY OF LAS VEGAS -

OWNERS: MULTIPLE

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review shall be approved by the Planning Commission and City Council prior to development on any of the subject sites.
2. Parcel number 17 (APN: 139-26-201-018) on the Exhibit Map is not a part of this application.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the zoning classification of 17 properties generally located north of Washington Avenue, south of Owens Avenue, east of Interstate 15, and west of Bruce Street. The zone changes proposed by staff will conform to the General Plan Designations of each property as specified by the recently adopted Downtown North Land Use Study.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 05/21/03 | The City Council approved the Downtown North Land Use Plan (GPA-2249). That Plan included a map which specified future land uses for properties within Downtown North. An implementation action of the Plan directed the Planning and Development Department to initiate rezoning of properties to bring them into compliance with land use categories shown in this Plan. The Planning Commission recommended approval of the Plan on April 24, 2003. |
| 11/19/03 | The City Council adopted a text amendment (TXT-2896). Because this amendment added Cemetery/Mausoleum as a use permitted as a matter of right in the C-V (Civic) zoning district, the existing properties in the Downtown North area which are developed with cemeteries and associated uses can be rezoned to C-V (Civic), as recommended by the Downtown North Plan, without creating non-conforming uses. |
| 01/16/04 | The Planning and Development Department mailed letters to the owners of the 17 properties for which staff is proposing a zone change. The purpose of the letters was to inform the owners of the changes proposed by staff and invite comment. |
| 03/25/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #25/ar). |

DETAILS OF APPLICATION REQUEST

A) *Total Rezoning Area*

Gross Acres: 55.08 Acres

ID Number	Downtown North Future Land Use Designation	Existing Zoning	Proposed Rezoning	Size
1	Medium Density Residential	M	R-3	3.82 ac
2	Medium Density Residential	M	R-3	7.07 ac
3	General Commercial	C-M	C-2	1.05 ac
4	General Commercial	C-M	C-2	0.45 ac
5	General Commercial	C-M	C-2	0.66 ac
6	Public Facility	C-2	C-V	3.13 ac
7	Public Facility	C-2	C-V	9.38 ac
8	Public Facility	C-2	C-V	3.61 ac
9	Public Facility	C-2	C-V	0.70 ac
10	Public Facility	C-2	C-V	0.63 ac
11	Public Facility	C-2	C-V	1.20 ac
12	General Commercial	C-M	C-2	0.81 ac
13	Public Facility	C-2	C-V	0.86 ac
14	Light Industry/Research	C-2	C-M	7.47 ac
15	Service Commercial	C-2	C-1	2.86 ac
16	Public Facility	C-2	C-V	7.99 ac
17	Service Commercial	C-V	C-1	3.31 ac

Parcels 1 and 2 are currently developed with a trailer park. If the zoning is changed to R-3 (Medium Density Residential) as recommended by the Downtown North Land Use Plan, the trailer park can continue indefinitely as a non-conforming use.

In regard to **Parcel 3**, there is an existing license for an administrative office. This use is permitted and can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

In regard to **Parcel 4**, there is existing outdoor storage on the site. . If the zoning is changed to C-2 (General Commercial) as recommended by the Downtown North Land Use Plan, the outdoor storage can continue indefinitely as a non-conforming use.

In regard to **Parcel 5**, there are existing licenses for a transmission repair facility and a towing service without storage. These uses are permitted and can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcels 6 through 11 and 16 are developed with cemeteries, mausoleums, and related uses that can continue in the C-V (Civic) zoning recommended for this site by the Downtown North Land Use Plan.

Parcel 12 is developed with an existing church, a permitted use that can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 13 is developed with a Salvation Army community services center, a permitted use that can continue in the C-V (Civic) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 14 is developed with a milk processing plant, a permitted use that can continue in the C-M (Commercial Industrial) zoning recommended for this parcel by the Downtown North Land Use Plan

Parcel 15 is developed with a thrift shop, a permitted use that can continue in the C-1 (Limited Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 17 is developed with an automobile museum, a permitted use that can continue in the C-1 (Limited Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan

FINDINGS

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 zone changes are in compliance with the Downtown North Land Use Plan. Additionally, the rezonings proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3, which states that special area plans should be prepared, adopted and implemented where more detailed planned is needed.

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 designations allowed by the proposed rezoning will be compatible with the existing adjacent land uses or zoning districts.

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

The proposed rezonings will provide appropriate land use along the Las Vegas Boulevard, Main Street, Washington Avenue, and Owens Avenue corridors. The proposed rezonings are a required implementation action of the Downtown North Land Use Plan.

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 existing roadways in the area will be adequate in capacity to accommodate the expected traffic generated by the uses allowed within the General Plan Designations. Las Vegas Boulevard, Main Street, Washington Avenue, and Owens Avenue are Primary Streets and have the capacity to accommodate the anticipated traffic. Average Daily Trips (ADT's) are as follows:

Las Vegas Boulevard:	
At Washington Avenue:	16,150
At Owens Avenue	18,363
Main Street	
At Washington Avenue:	14,138
At Owens Avenue	14,638
Washington Avenue	
At Las Vegas Boulevard	16,288
At Main Street	18,000
At Bruce Street	16,400
Owens Avenue	
At Las Vegas Boulevard	10,350
At Main Street	13,313

ZON-3888 - Staff Report Page Five
April 21, 2004 City Council Meeting

PLANNING COMMISSION ACTION

The Planning Commission deleted parcel 17 at staff's request.

NOTICES MAILED 498 By Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3888** APN: SEE APPLICATION 2

Name of Property Owner: _____

Name of Applicant: CITY OF LAS VEGAS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Andrew P. Reed

Print Name: ANDREW P. REED

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - ZON-3909 - APPLICANT/OWNER: LEONARD KRYK - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 1007 Salem Drive (APN 138-35-804-001), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with MACK excused and Ward 2 vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 141 [ZON-3909] and Item 142 [SDR-3911].

LEONARD KRYK, 922 South Valley View, concurred with staff recommendations and questioned if the language regarding the five foot planters on Charleston had been changed pursuant to discussions with Planning staff. COUNCILWOMAN MONCRIEF stated she would read the changed condition into the record.

MAYOR GOODMAN asked the Planning Department if the Council is able to impose drought tolerant landscaping as a requirement. That should be a future consideration in light of the drought situation. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that the Council does have that authority. The Mayor told the Council he would like for that to be a future consideration in light of the drought situation. ROBERT GENZER, Director, Planning and Development, pointed out that the Department currently conditioned this application with a turf restriction of 12.5% of the total landscaped area. MAYOR GOODMAN supported what he felt was a good start.

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 141 – ZON-3909

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, told the Council there had been several issues at the Planning Commission regarding these two items. He hoped the issues had been addressed by the conditions. Some of the issues involved a curb cut on Charleston and adequate parking. Regarding landscaping, the key is not quantity but quality.

COUNCILWOMAN MONCRIEF read additional language to be added to Condition 3 on SDR-3911. MAYOR GOODMAN confirmed with MR. KRYK that he agreed to that additional condition.

MR. KRYK questioned the impact of signage and the process of changing his address. MR. GENZER said staff would work with MR. KRYK on the signage issue and that the address change could be processed if in compliance with code.

MAYOR GOODMAN declared the Public Hearing closed on Item 141 [ZON-3909] and Item 142 [SDR-3911].

NOTE: All discussion for Item 141 [ZON-3909], and Item 142 [SDR-3911] was held under Item 141 [ZON-3909].

(2:33 – 2:37)

4-2039

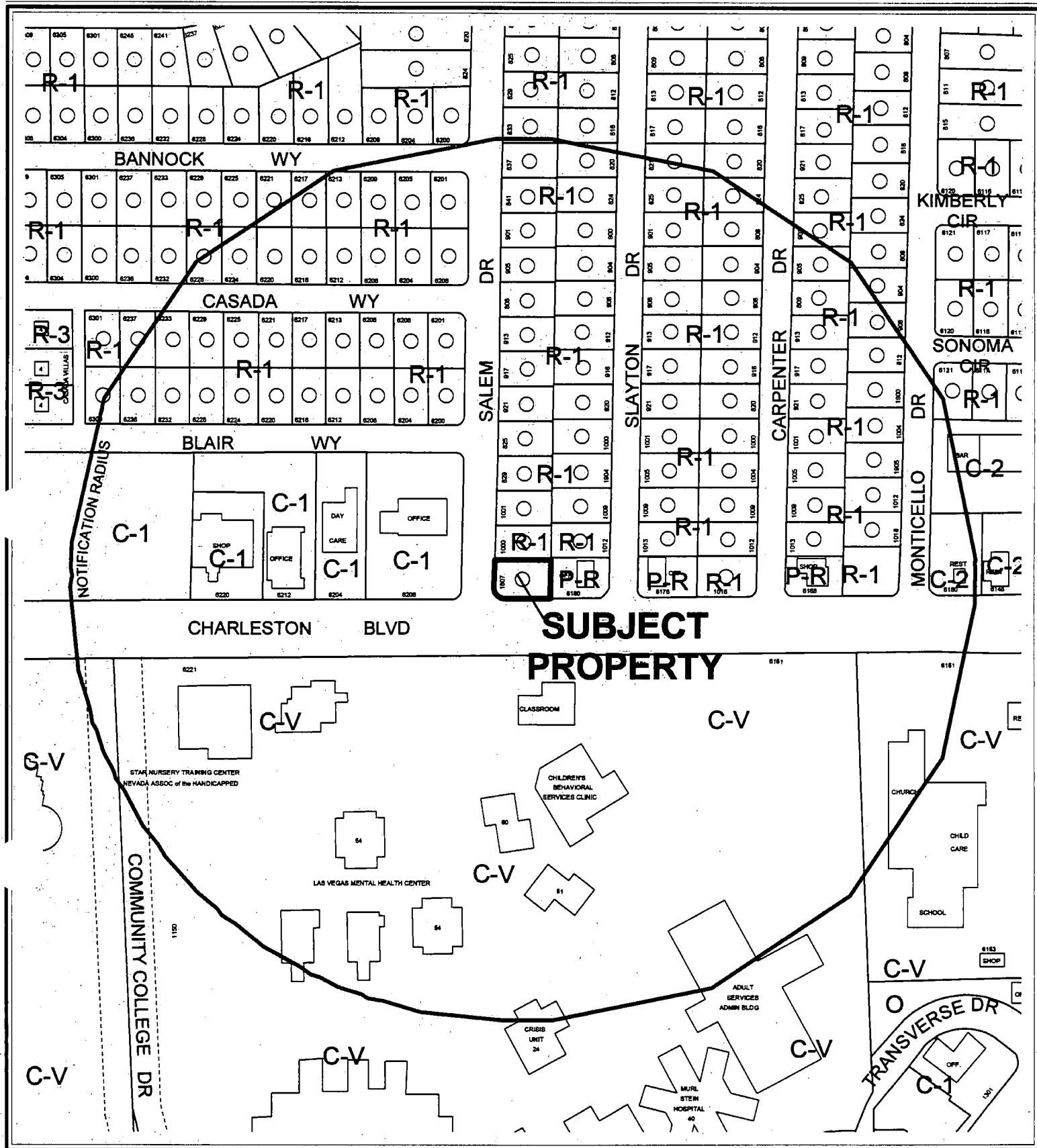
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-3911) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be meet the intent of Standard Drawing #222A.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

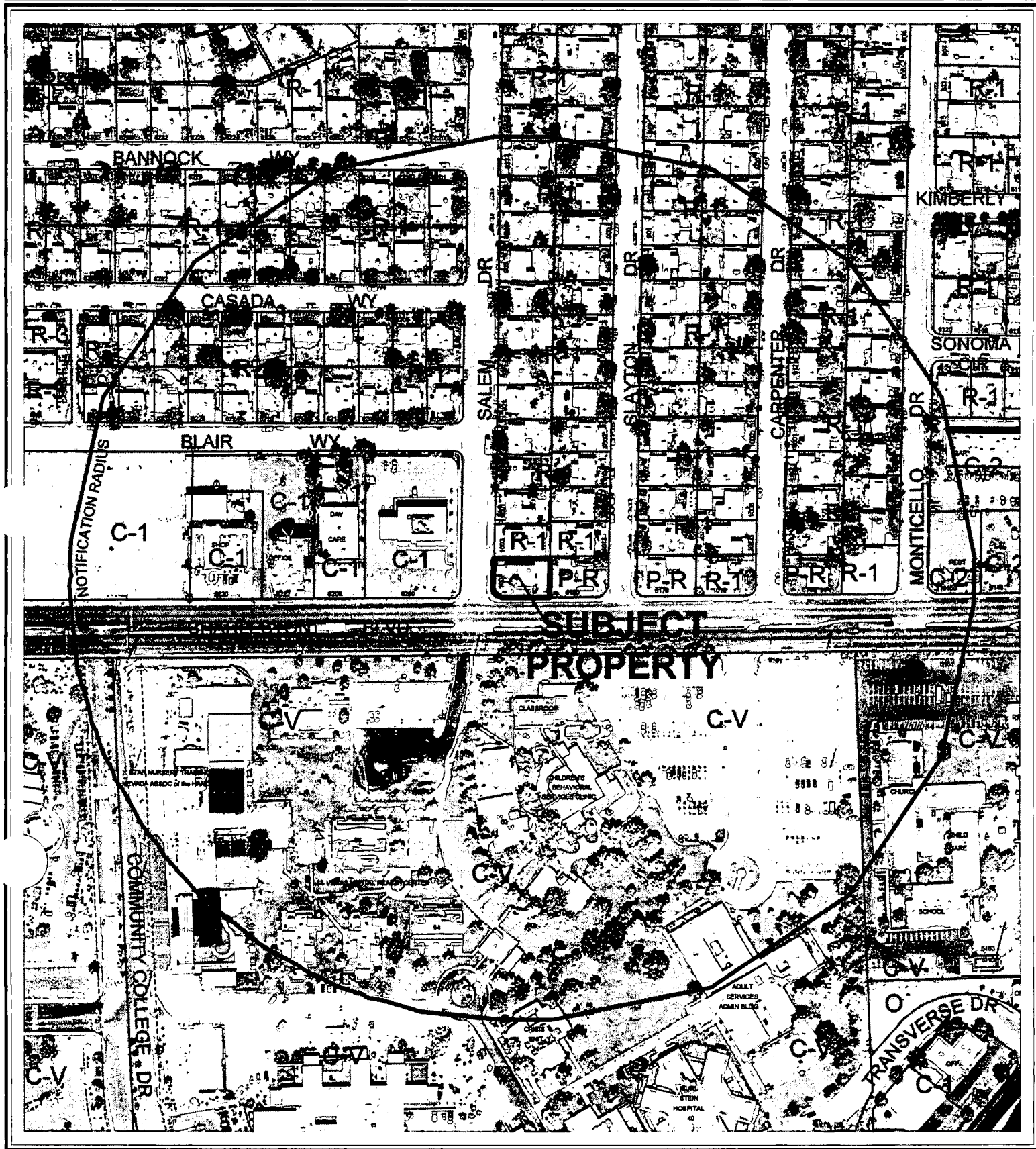


CASE: ZON-3909

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **ZON-3909**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3909 - APPLICANT/OWNER: LEONARD KRYK

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-3911) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be meet the intent of Standard Drawing #222A.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres 1007 Salem Drive. A Site Development Plan Review application (SDR-3911) to convert the existing single-family residence to an office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the conversion of the existing single-family residence to an office use.

BACKGROUND INFORMATION

A) Previous Actions

- 01/02/85 The City Council approved a rezoning to P-R (Professional Office and Parking) at 6168 West Charleston Boulevard. The Planning Commission and staff recommended approval (Z-0072-84).
- 06/19/91 The City Council approved a rezoning to P-r (Professional Office and Parking) at 6180 West Charleston Boulevard. The Planning Commission and staff recommended approval (Z-0042-91).
- 03/25/04 The Planning Commission recommended approval of a related Site Development Plan Review (SDR-3911).
- 03/25/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #26/mp).

B) Pre-Application Meeting

- 12/23/03 The applicant was advised the P-R (Professional Offices and Parking) zoning would be in compliance with the General Plan and was given the requirements for a Rezoning application. Issues related to the design of the site were discussed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Community College of Southern Nevada
East: Office
West: Office

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: PF (Public Facility)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: C-V (Civic)
East: P-R (Professional Office and Parking)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.16 Acres	Y
Min. Lot Width	60 Feet	70 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) *General Analysis and Discussion*

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to convert the existing single-family residence to an office on this site.

FINDINGS

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 SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with 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."**

Other properties fronting on this segment of Charleston Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

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

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Charleston Boulevard and the single-family residences to the north.

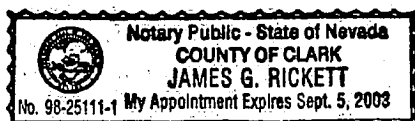
4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

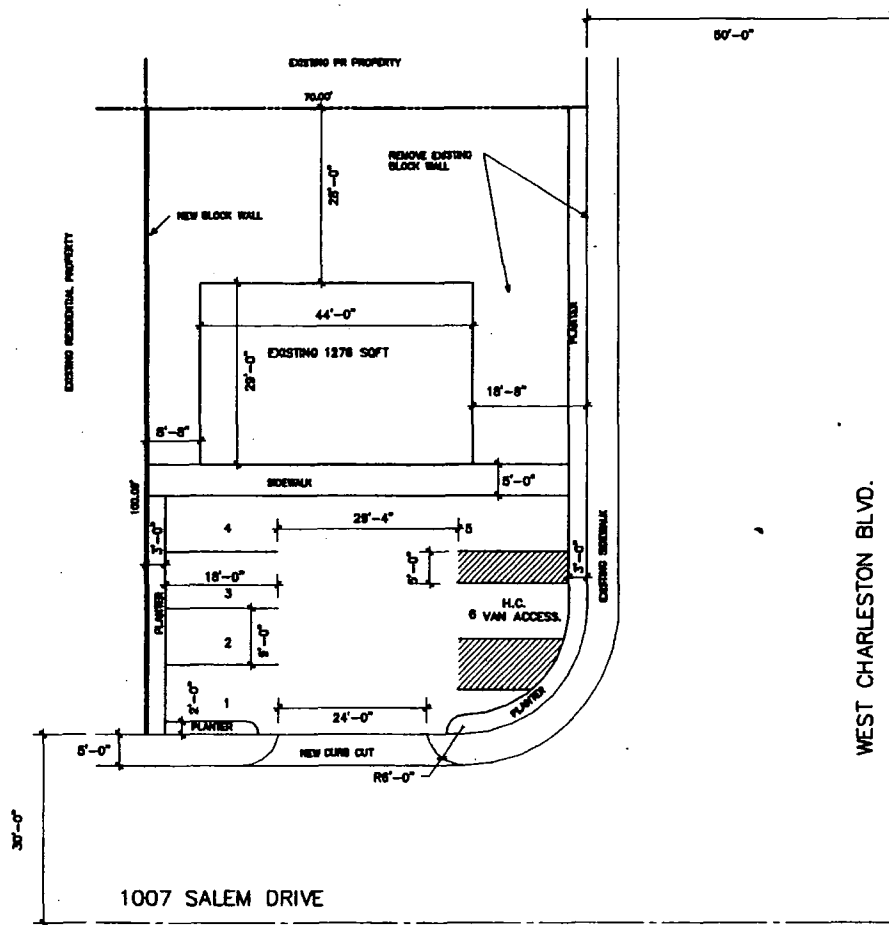
Access to this site is provided from Salem Drive, which connects to Charleston Boulevard a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 119 By Planning Department

APPROVALS 0

PROTESTS 0





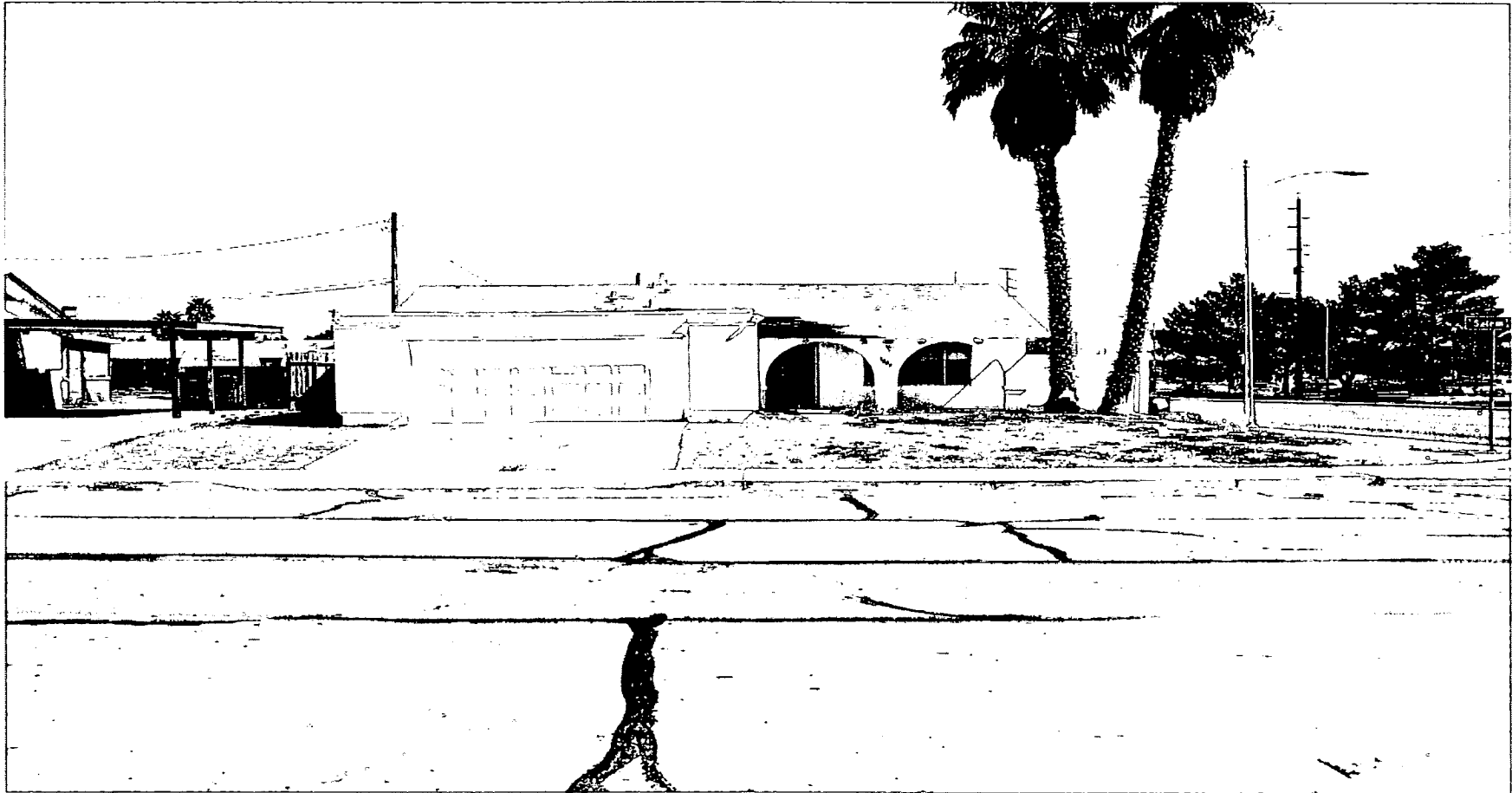
PROPOSED SITE PLAN #2

Scale 1" = 20'-0"

STAFF

REVISED
3.3.04

ZON-3909
SDR-3911
3-25-04 PC



ZON-3909 - APPLICANT/OWNER: LEONARD KRYK
1007 SALEM DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3909 - PUBLIC HEARING - SDR-3911 - APPLICANT/OWNER: LEONARD KRYK - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.16 acres at 1007 Salem Drive (APN 138-35-804-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MONCRIEF - APPROVED subject to conditions and amending Condition 3 to read:

- 3 The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The plan shall specifically provide a minimum 3-foot wide landscape planter along the north property from Salem to the sidewalk, with 5-gallon shrubs and groundcover east of the sidewalk and install one 24 inch box tree; provide a minimum 3-foot wide landscape planter along the Salem Drive frontage with 5-gallon shrubs and groundcover; provide a minimum 5-foot wide landscape planter along Charleston with 24 inch box trees, 20 feet on center with shrubs and groundcover; inside the wall on the east property line, install two 24 inch box trees. All landscaping shall be in compliance with the drought ordinance. The revised plan shall be completed prior to the approval of any permits for development on this site.

- UNANIMOUS with COUNCILMAN MACK excused and Ward 2 vacant

MINUTES:

NOTE: See Item 137 [ZON-3825] for related discussion.

(2:29 - 2:30)

4-666

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 142 – SDR-3911

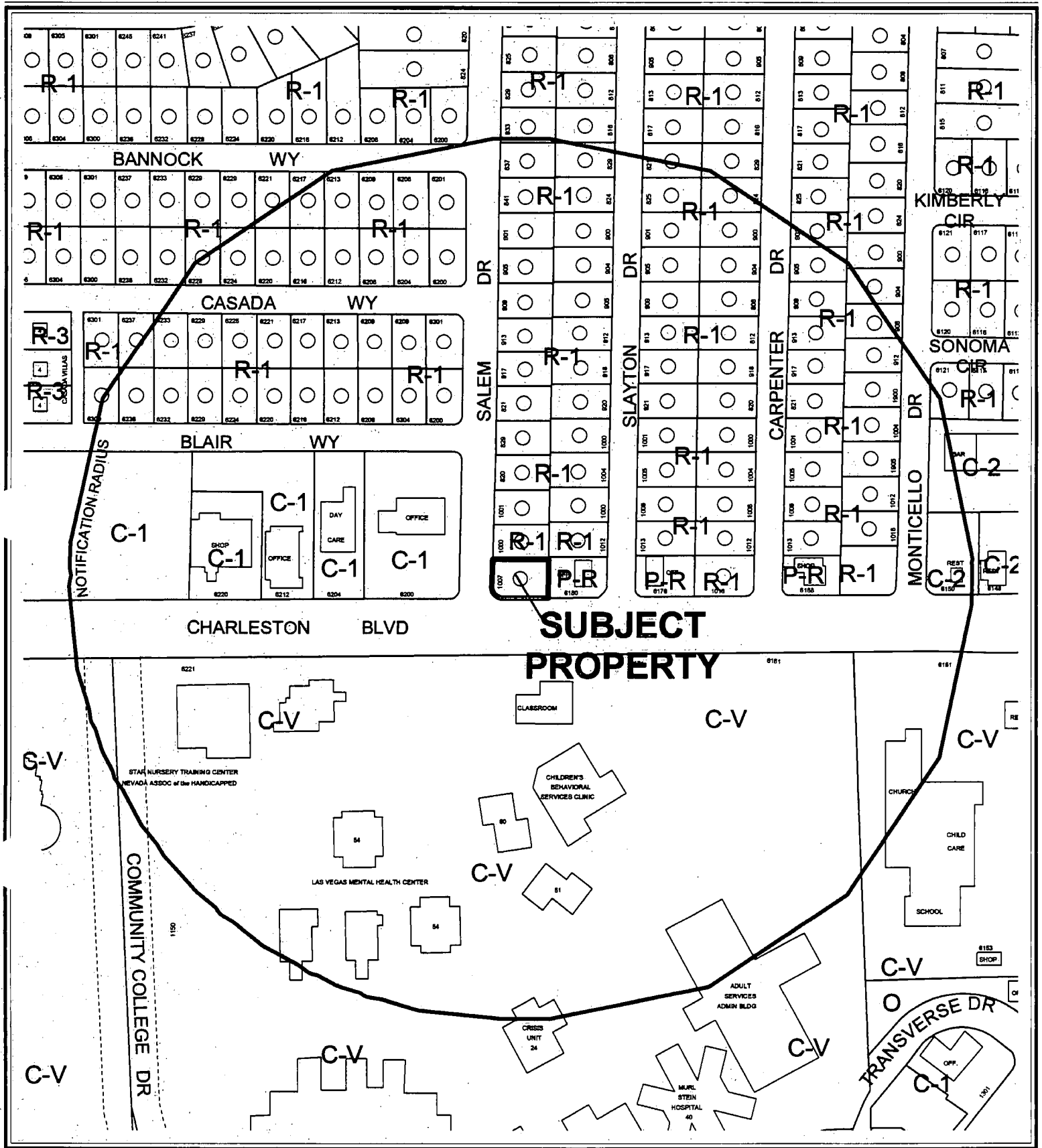
CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.



CASE: SDR-3911

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3911 - APPLICANT/OWNER: LEONARD KRYK

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed office and a Waiver of Landscape Standards on 0.16 acres at 1007 Salem Avenue. A Rezoning application (ZON-3909) to change the zoning designation to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the existing single family residence is being converted in order to allow for use as an office. The waivers to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

There is no zoning case history on this site.

03/25/04 The Planning Commission recommended approval of a related Rezoning (ZON-3909).

03/25/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #27/mp).

B) Pre-Application Meeting

12/23/03 The applicant was advised the P-R (Professional Offices and Parking) zoning would be in compliance with the General Plan and was given the requirements for a Rezoning application. Issues related to the design of the site were discussed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Community College of Southern Nevada
East: Office
West: Office

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: PF (Public Facility)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: C-V (Civic)
East: P-R (Professional Office and Parking)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to convert the existing single family residence for use as an office. The plan shows the existing attached garage will be removed, which will make room for parking in front of the building. A total of six parking spaces are provided, with access from Salem Drive. An existing property line wall along the south side of the site adjacent to Charleston Boulevard will be removed providing a view of the rear yard. The building elevations depict minimal changes will be made to the exterior of the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.16 Acres	Y
Min. Lot Width	60 Feet	70 Feet	Y
Min. Setbacks			
• Front	20 Feet		Y
• Side	5 Feet	8 Feet	Y
• Corner	15 Feet	18 Feet	Y
• Rear	15 Feet	28 Feet	Y
Max. Lot Coverage	50 %	18 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / 15 Feet	Y

The proposed meets or exceeds the standards.

A2) Residential Adjacency Standards

The height of the existing building is 15 feet, which only requires the building to meet the setbacks of the adjacent property. In this case the building is setback 8 feet from the north property line, which exceeds the 5 feet required in the adjacent R-1 zoning district. Therefore the Residential Adjacency Standards do not apply.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	1,276 SF.	1 Space/300 GFA	5	1	6	1

The proposed office requires a total of 5 parking spaces, one of which must be handicap accessible. The site plan shows a total of 6 spaces with one handicap accessible and is in compliance with the code requirements.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	1 Tree	0
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet along the street frontages and north property line; 1 Tree/ 30 Linear Feet along the east property line	18 Trees	0
• Min. Zone Width	15 Feet along street frontages and 8 feet around the remaining perimeter of the site		3 Feet along Charleston Boulevard, 2 and 3 feet along Salem Drive and minimum 8 feet along the north and east property lines

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages. A condition has been added requiring the applicant to meet with staff and submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, building height and parking.

- Waivers

The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to meet with staff to develop a detailed landscape plan that provides as much landscaping as possible on the site.

- Landscape Plan

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages. A condition has been added requiring the applicant to meet with staff and submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area.

- Elevation

The building elevations depict minimal changes will be made to the exterior of the existing single family residence with the exception of the removal of the attached garage. This will allow the office to maintain a residential character, which will be compatible with the single family residences to the north.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **"The proposed development is compatible with adjacent development and development in the area;"**

The proposed office is appropriate along this segment of Charleston Boulevard and is compatible with adjacent development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping. The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to meet with staff to develop a detailed landscape plan that provides as much landscaping as possible on the site.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;"**

The site will have access to Salem Drive and connects to Charleston Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The submitted building elevations will demonstrate visual consistency with the surrounding developments along this segment of Charleston Boulevard with the condition requiring the applicant to meet with staff and provide a detailed landscape.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The submitted building elevations in that the submitted materials depict appropriate façade design and maintain a residential character. The development will be harmonious and compatible with development in the area.

6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 119 By Planning Department

APPROVALS 0

PROTESTS 0



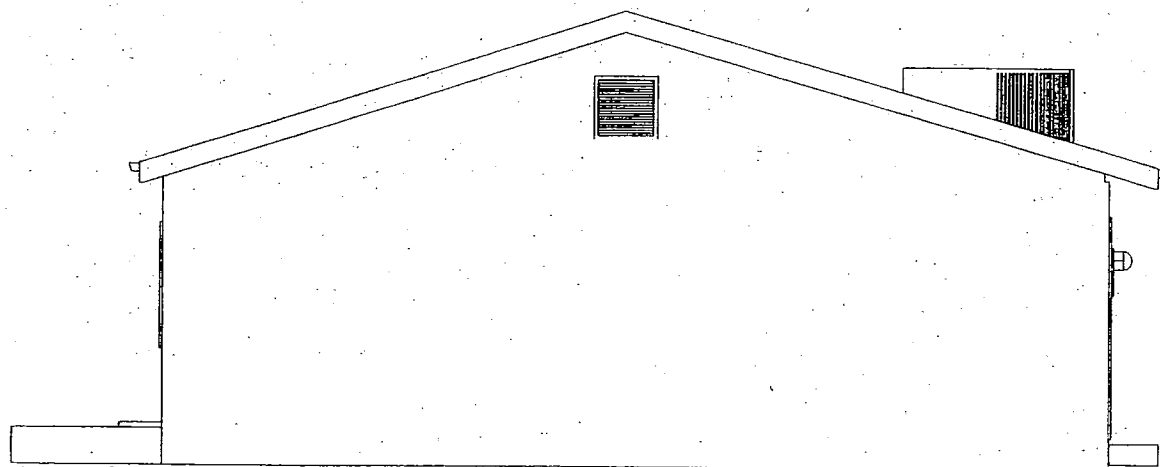
NOTARY PUBLIC
County of Clark-State of Nevada
MELANIE G. CROSBY
No. 99-59532-1
My Appointment Expires August 13, 2007



Scale 1" = 20'-0"

REVISED
3.3.04

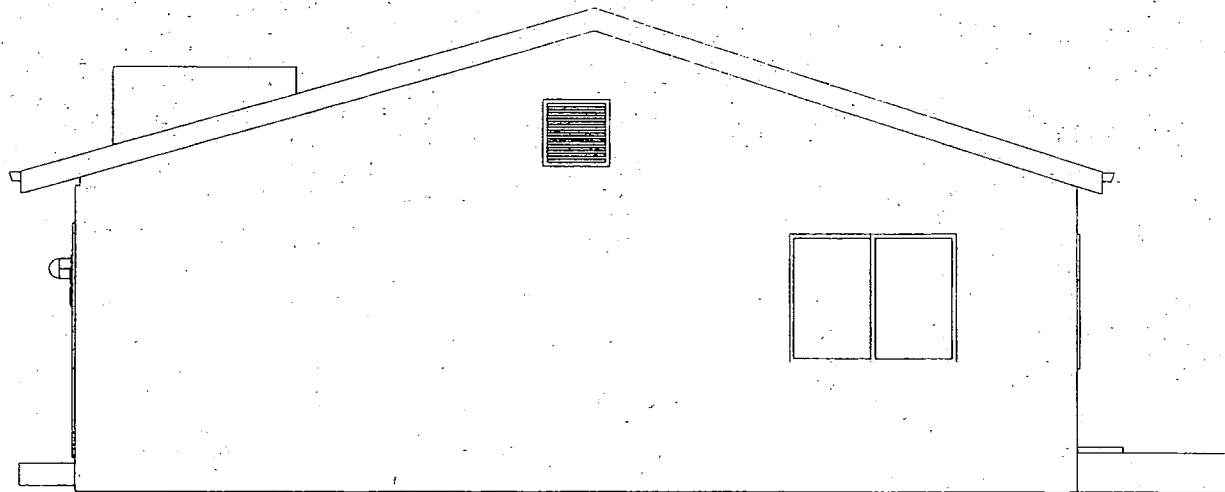
ZON-3909
SDR-3911
3-25-04 PC



Right Side Elevation

INVEST AMERICA REALTY

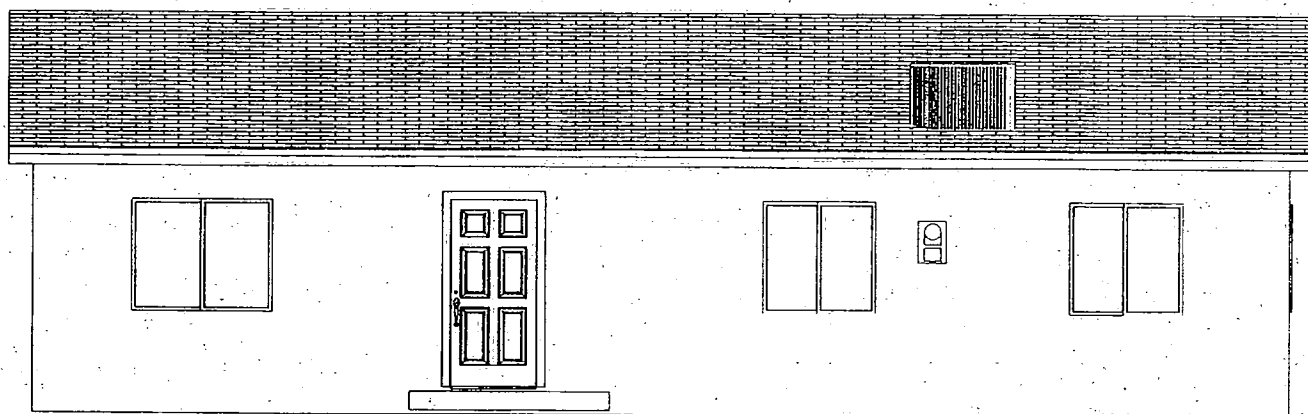
SDR-3911
3-25-04 PC



Left Side Elevation

INVEST AMERICA REALTY

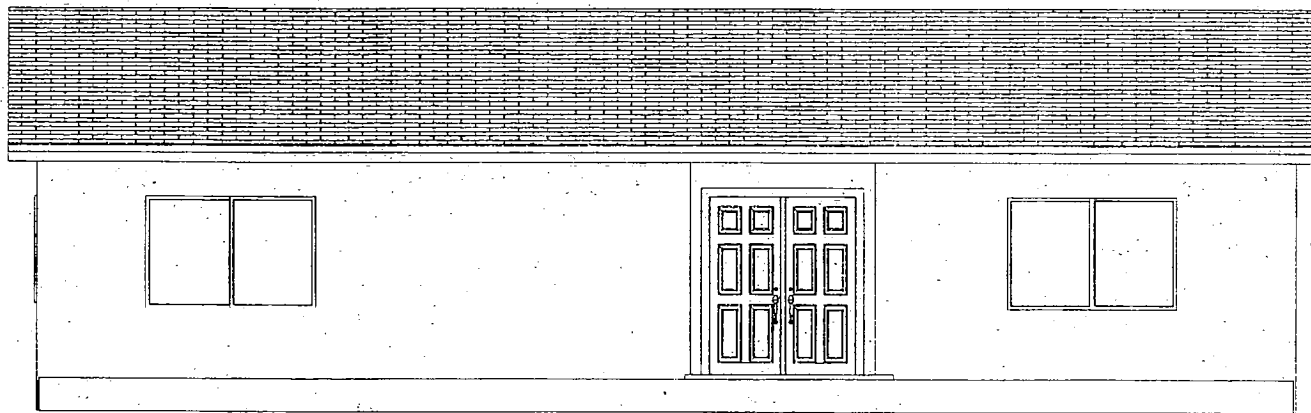
SDR-3911
3-25-04 PC



Rear Elevation

INVEST AMERICA REALTY

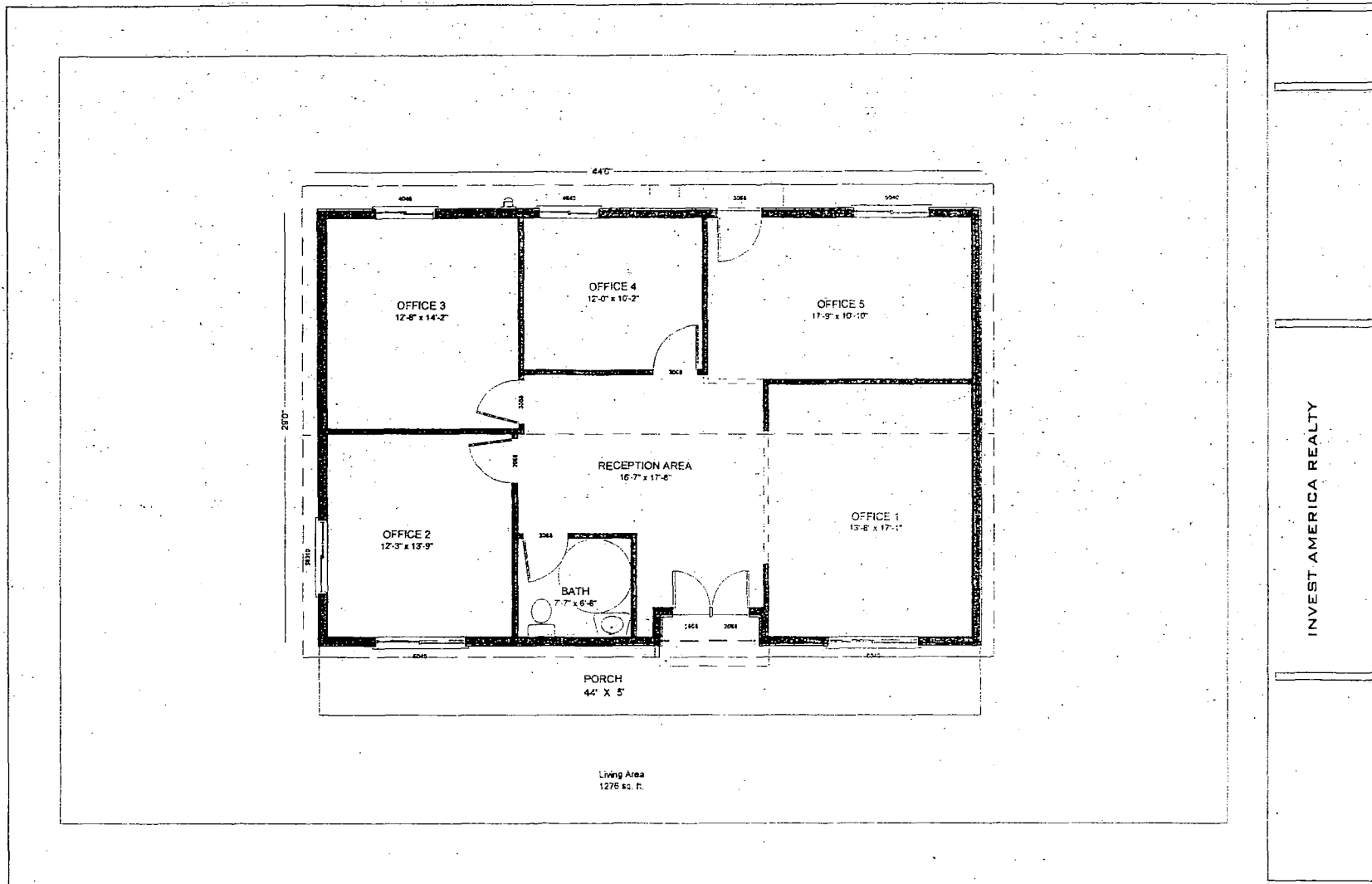
SDR-3911
3-25-04 PC



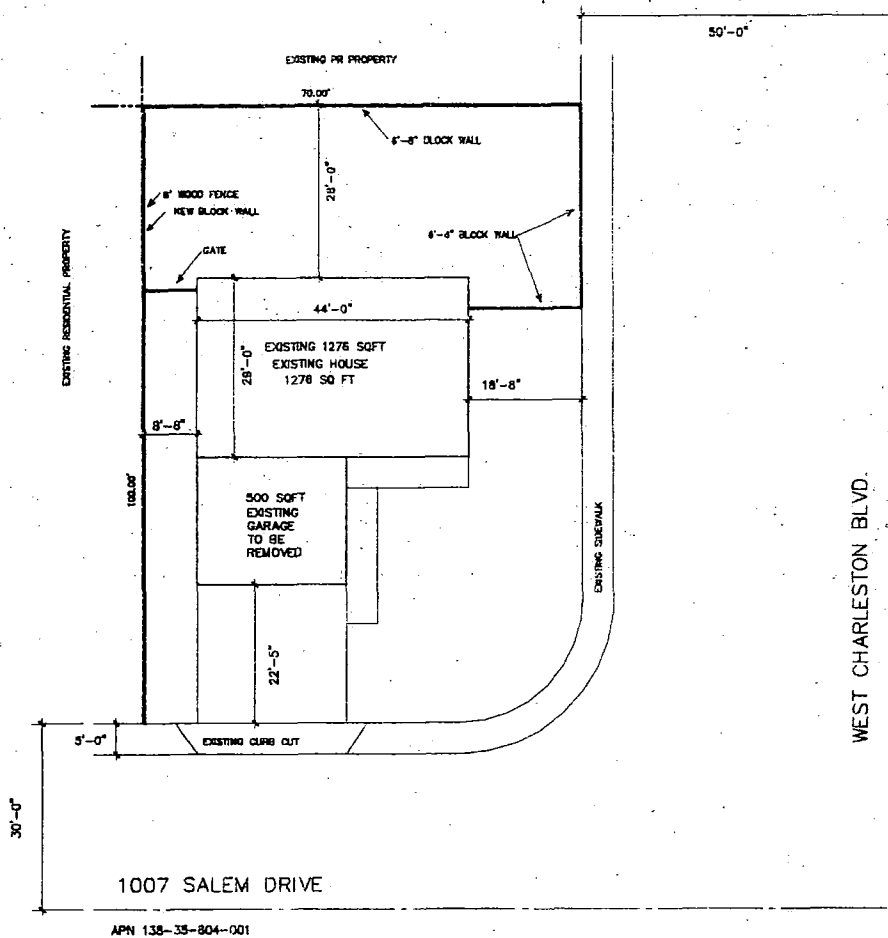
Front Elevation

INVEST AMERICA REALTY

SDR-3911
3-25-04 PC



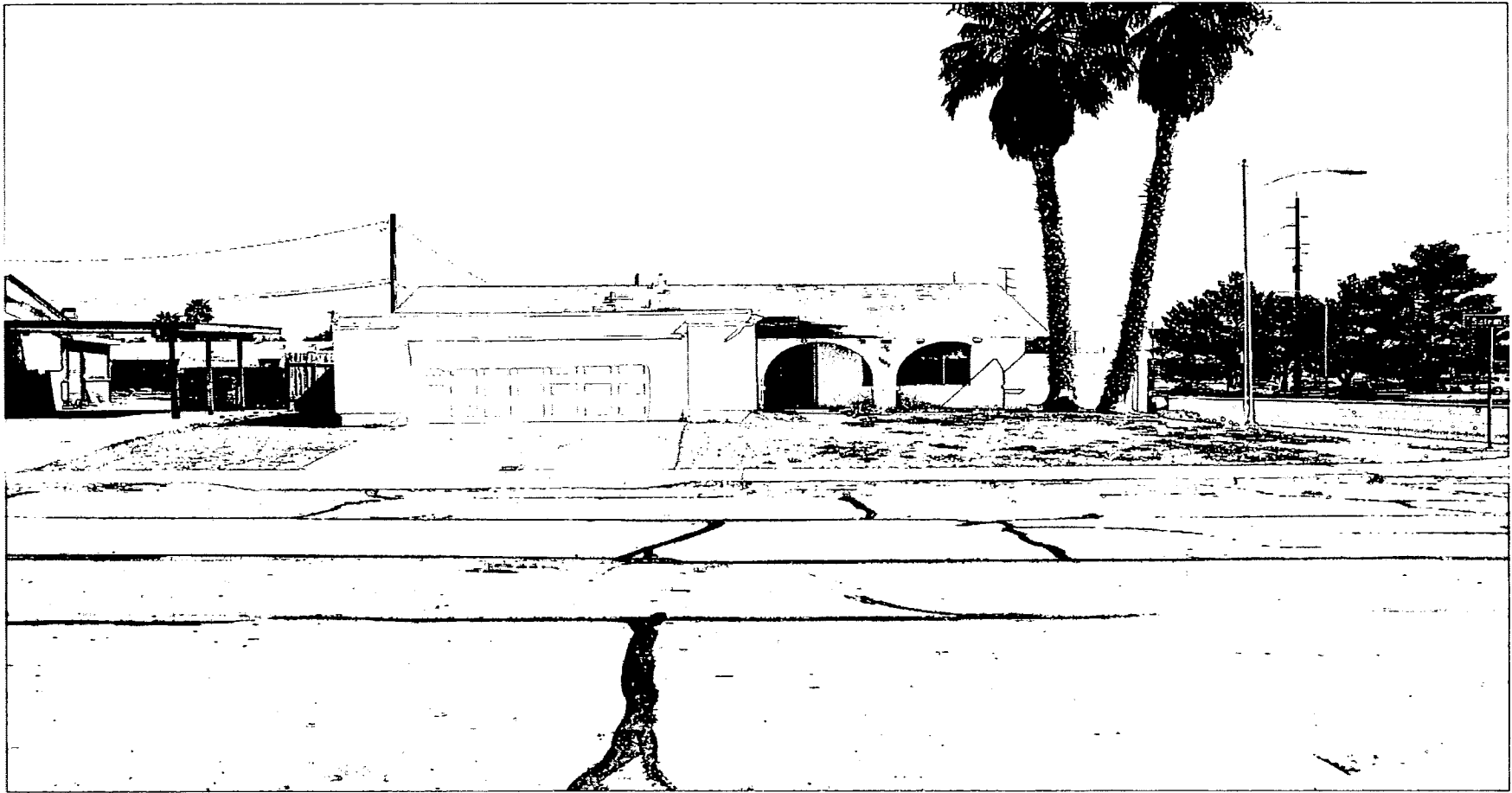
SDR-3911
3-25-04 PC



EXISTING SITE PLAN

Scale 1" = 20'-0"

SDR-3911
3-25-04 PC



SDR-3911 - APPLICANT/OWNER: LEONARD KRYK
1007 SALEM DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3910 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 10.0 acres on the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN 138-27-301-019), Ward 2 (L.B. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS with MACK excused and Ward 2 vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained this was a City request to rezone properties to bring them into compliance with their proposed uses.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:42 – 2:44)

4-2480

CONDITIONS:

Planning and Development

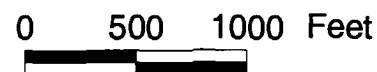
1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be filed by the applicant.

CITY COUNCIL MEETING OF APRIL 21, 2004
Planning and Development Department
Item 143 – ZON-3910

CONDITIONS – Continued:

Public Works

3. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way adjacent to this site concurrent with development of this site.
4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 21, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3910 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be filed by the applicant.

Public Works

3. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way adjacent to this site concurrent with development of this site.
4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

Request for a Rezoning from U (Undeveloped) Zone [ROW (Right of Way) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway for a public park.

B) Applicant's Justification

This will be a passive park within in the excess right-of-way of Summerlin Parkway. The project will be designed and constructed by City of Las Vegas personnel. The park will address the growing demands for non-programmed recreational facilities within the City.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions on file that pertain to this location.

03/25/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #28/kcw).

B) Pre-Application Meeting

01/28/04 Details of a site development plan review and the rezoning of the site were discussed with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10

B) Existing Land Use

Subject Property: Vacant

North: Single Family detached dwellings

South: Summerlin Parkway

East: Summerlin Parkway/ US95 Interchange

West: Multi-family development

C) Planned Land Use

Subject Property: ROW (Right-of-way)
North: L (Low Density Residential)
South: ROW (Right-of-way)
East: ROW (Right-of-way)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
North: R-1 (Low Density Residential)
South: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
East: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
West: R-PD20 (Residential Planned Development- 20 dwelling units per acre)

- General Plan Compliance: Southwest General Plan

The existing General Plan designation of the subject site is ROW (Right-of -Way). The proposed rezoning to C-V (Civic) is consistent with the current General Plan designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood		X
DINA		X
Project of Regional Significance		X

The proposed development is not subject to any special area plans, overlays, or specific reviews.

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.020.E does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping. A Site Development Plan Review application will be submitted for public review after some design issues are resolved. Evaluation criteria such as parking and landscaping will be discussed in the staff report for the subsequent Site Development Plan Review.

A2) Parking and Traffic Standards

Pursuant to Title 19.06.020.E, minimum requirements for parking standards will be addressed in the pending Site Development Plan Review.

B) General Analysis and Discussion

The City of Las Vegas proposes to construct the Tenaya Neighborhood Park at the northwest corner of the US-95 / Summerlin Parkway interchange. This will be a passive park and include a ½ mile walking path, tot lots, open space areas, dog park, lighted parking lot, basketball courts, landscaping, security lighting, and a restroom. The park will also be designed to connect to the future regional trail system and be accessible to the future bridge over Summerlin Parkway that will be next to the park.

FINDINGS

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 current land use designation of the subject property is PF (Public Facility). The proposed Rezoning to the C-V (Civic) Zone is compatible with the PF (Public Facility) land use designation of the subject site.

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 C-V (Civic) Zone will allow a range of public and quasi-public uses on the site, uses that are generally compatible with the single-family residential uses.

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

The proposed facility will assist with the growing demands for non-program recreational facilities within the City.

The public uses allowable under the requested C-V (Civic) zoning district, such as the existing City park, will meet the need for recreational facilities in the area resulting from on-going population growth.

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 public park has access to Tenaya Way, which is fully improved roadway infrastructure, adequate for traffic generated by the city park from the north. The park will be accessible to the neighborhoods to the south of Summerlin Parkway when Tenaya is extended south by a proposed bridge over Summerlin Parkway.

PLANNING COMMISSION ACTION

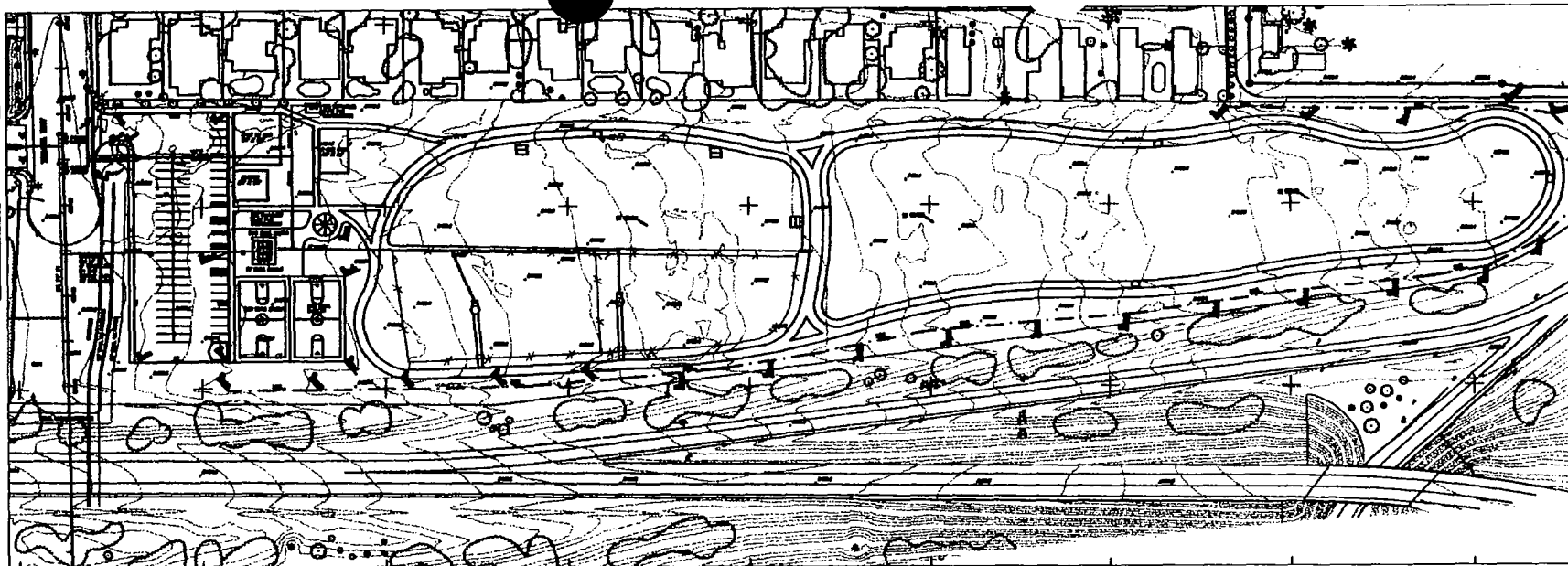
The Planning Commission added Condition #2.

NOTICES MAILED 890 By Planning Department

APPROVALS 0

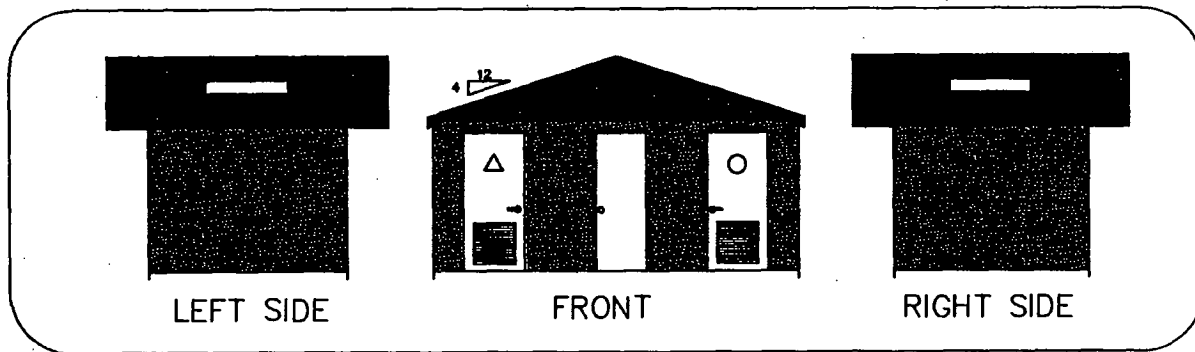
PROTESTS 0





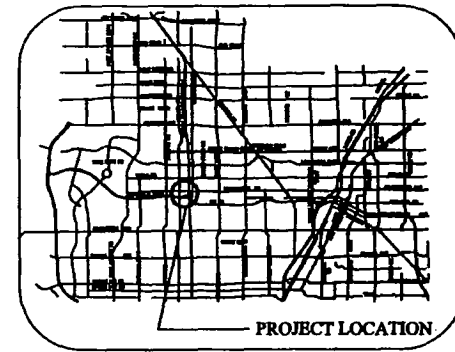
PROPOSED PARK SITE (APN #138-27-301-019)

SCALE: 1" = 125'



PROPOSED RESTROOM FACILITY

SCALE: NTS



VICINITY MAP

DEPARTMENT OF FIELD OPS STREETS AND SANITATION DIVISION PROJECT NO. 138-27-301-019 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 1/1/04		TITLE: TEMAYA NEIGHBORHOOD PARK SHEET: CIVIL/UTILITY PLAN
PROJECT NO. 138-27-301-019 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 1/1/04		PROJECT NO. 138-27-301-019 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 1/1/04

**ZON-3910
3-25-04 PC**

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

SUP-3947, SUP-3961, SUP-3969, SUP-3972, SUP-3973, SUP-3980, SUP-3983, SUP-3984, SUP-3986, VAC-3861, VAC-3926, VAC-3932, VAR-4001 and VAR-4005 – 5/5/2004 AGENDA

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: APRIL 21, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEUMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None

AGENDA SUMMARY PAGE **CITY COUNCIL MEETING OF: APRIL 21, 2004**

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

DOROTHY BARNES, Las Vegas resident, conveyed that since she came to Las Vegas almost five years ago, she has been poorly treated. She is treated like an underage minor that cannot think for herself. She cited several health issues that she attributes to these problems. She explained she worked in the Army from 1975 to 1978 as a cook and was proud to serve her country.

(2:44 – 2:47)

4-2566

ALMA RAMIREZ, 240 N. 19th Street, thanked PRESIDENT VICENTE FOX of the Mexican Republic for taking the Mexican violations and human rights violations to the International Tribunal. She noted people have stopped her on the streets to thank her for her public comments. She was very critical of one of MAYOR GOODMAN'S assistants, CLARK COUNTY COMMISSIONERS LYNETTE BOGGS McDONALD and YVONNE ATKINSON GATES, CLARK COUNTY MANAGERS TOM REILLY, DON BURNETT AND VIRGINIA VALENTINE.

She mentioned public health, welfare and safety abuses targeting the Latino community and people of color. She stated that hate crimes, racism, discrimination, civil rights abuses, acts of violence and threats, abuse of process and denial of due process all occur in Las Vegas. She accused the City and County of doing nothing, in order to keep Latinos and people of color in poverty and deprivation. UNLV and other government agencies have hired Puerto Ricans and Cubans to speak for Mexicans. The spokesman for the Mexican people is Jose L. DeJesus. None of the Puerto Rican or Cuban spokespersons for Latinos will ever speak for her as a Mexican. Finally, she said that as a Mexican, her philosophy is to edify, instill and make a person whole. She feels making someone whole is a great accomplishment as a human being.

(2:48 – 2:51)

4-2749

City of Las Vegas

CITY COUNCIL MEETING OF APRIL 21, 2004 CITIZENS PARTICIPATION

MINUTES – Continued:

CYNDI MORGENTHAL, 8989 Flying Frog, raised two issues involving the speed limit on Blue Diamond between Spring Mountain and Red Rock Canyon and a billboard with questionable content. MAYOR GOODMAN explained that because of the location, both issues fell under the jurisdiction of the County Commissioners. MS. MORGENTHAL finished by telling MAYOR GOODMAN how much she loved his speech from the previous week and that it reminded her of PRESIDENT BUSH.

(2:51 – 2:53)

4-2907

CHERYL GREEN, Las Vegas resident, told the Council that she had an urgent matter regarding the demons in her life, her ex-family members. She worked with TRINA ROBINSON as directed and the situation has worsened. She has been trying unsuccessfully to reach COUNCILMAN WEEKLY for two weeks. MS. GREEN moved to Las Vegas looking for safety and has not found it. Her situation is out of control. MAYOR GOODMAN informed MS. GREEN that the Council was not able to comment during Citizens Participation and suggested the Marshal could assist her after the meeting. MS. GREEN asked about meeting COUNCILMAN WEEKLY to discuss a business proposition and the Mayor referred her to the Councilman's office.

(2:53 – 2:55)

4-3019

TODD FARLOW, 240 North 19th Street, thanked the Council for Item 88, but requested COUNCILMAN BROWN place a vote since he had been absent. Second, the Sustaining Nevada lecture series has ended for the year but will resume next year. He encouraged the Council members to show their support. Finally, MR. FARLOW told the Council that he walked by World Furniture Mart and was astounded at its magnificence.

COUNCILMAN BROWN directed CITY CLERK BARBARA JO RONEMUS that he supported the Item and would be drafting a memo to change his vote on Item 88. He had heard MR. SANCHEZ's presentation on the Item but was called away and did not vote.

(2:55 – 2:57)

4-3139

City of Las Vegas

CITY COUNCIL MEETING OF APRIL 21, 2004 CITIZENS PARTICIPATION

MINUTES – Continued:

STEPHEN "CAPTAIN TRUTH" DEMPSEY, read a quote from OSAMA BIN LADEN. He offered to email the Council and, if they responded, he might possibly send a copy of the book. Public Servants are not listening to talk radio where truth can be found. While not everything is the truth on talk radio, it teaches one how to discern between truth and fiction. He passed out a flyer advertising FORMER CHIEF JUSTICE ROY MOORE speaking at the Tuscany Hotel on April 24, 2004. He suggested COUNTY COMMISSIONER LYNETTE BOGGS McDONALD might attend and hoped to see other Council members there as well. He offered MAYOR GOODMAN a chance to defend himself but that he was leaning in support of BOB ROSE. He advised the MAYOR GOODMAN to stick to the facts. He also stated how unhappy he was that people were still being beaten up at the Crazy Horse.

(2:57-3:00)

4-3240

AL GALLEG0, Las Vegas citizen, described the problems with desert landscaping in his yard, kids playing and messing up his rock. He sweeps daily and asked if anyone knows of a product to put over the rock to make it stick together. He then complained that because he lives on a cul-de-sac, where the street sweeper does not like to go, his street is never done. He stated his neighborhood is primarily asphalt and rock with no grass for neighborhood children to play on. Recently, a young girl fell and was injured. MR. GALLEG0 expressed a wish that someone would donate an existing house in the neighborhood to be torn down and made into a small park.

(3:00 – 3:02)

4-3447

RICHARD AND BARBARA GOETZ, residents of Desert Shores, directed their comments to the whole Council, but COUNCILMAN BROWN in particular. They stated they approved of the buildings going in at Regatta and Smoke Ranch, under Items 133, 134 & 135. They heard the presentations and thought the buildings to be beautiful. They feel the project will enhance the entire area and fail to understand why anyone would be opposed.

(3:02 – 3:04)

4-3574

In response to MR. GALLEG0'S comments regarding the necessity of a park in his neighborhood, COUNCILMAN REESE stated the City has put funds into the museum and fort, which has a nice park, within 400 yards of MR. GALLEG0'S neighborhood.

(3:04 – 3:05)

4-3653

THE MEETING ADJOURNED AT 3:05 P.M.

COME HEAR AND MEET
Chief Justice Roy Moore
"The 10 Commandments Judge"
To Speak In Las Vegas – one night only!

Alabama judge famous for his defense of the Ten Commandments Monument

- What:** The Las Vegas community and the local media are invited to attend a special presentation by Chief Justice Roy Moore.
- The former Alabama Supreme Court Justice will be speaking on the topic of "Does The First Amendment Outlaw The Ten Commandments?" Famous for his defense of a Ten Commandments monument, removed from the Alabama Supreme Court building in 2003 during a storm of controversy, Justice Moore will discuss the topic of First Amendment rights as related to the Ten Commandments. Come join this gathering of citizens who want to protect our God-given rights secured by the Constitution of the United States.
- When:** Saturday, April 24, 2004
7:00 p.m.
- Where:** Tuscany Hotel & Casino
255 East Flamingo Road
Las Vegas, Nevada 89109
- Cost:** Admission: Adults \$20. Students \$10
- RSVP:** Tickets available online at www.youngiap.org . . .
. . . or at 415 S. 6th Street Suite 200, Las Vegas.
Group discounts call (702) 647-8487.
VISA, MasterCard, American Express, Discover.

Presented by the Independent American Party of Nevada.