



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0185-ZON1</b>	Staff recommends DENIAL.	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      15

**NOTICES MAILED**                      320

**PROTESTS**                      0

**APPROVALS**                      0

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

**PROJECT DESCRIPTION**

This is a request for a Rezone from R-1 (Single Family Residential) to P-O (Professional Office) on 0.17 acres located at 200 North Lamb Boulevard.

**ISSUES**

- A Site Development Plan Review has not been submitted for this site, which would exhibit how the property will be converted from residential to commercial with more specific future development characteristics such as any new structures or parking lot reconfiguration.
- During a routine site visit, staff noted that parking lot improvements have been done to the front yard, which have not been approved by entitlements or issued building permits.
  - Staff notes that on 02/15/21 the previous property owner submitted plans via Pre-Application Conference Meeting (#100444-PRE) which depicted the front yard parking lot improvements. However, the previous owner did not move forward with obtaining entitlements or building permits to approve the proposed site design.
- If the site is rezoned to P-O (Professional Office) which does not allow residential uses, and the structure is not converted to commercial this would result in a non-conforming use.

**ANALYSIS**

The subject site is located on the east side of Lamb Boulevard within the East Las Vegas area of the 2050 Las Vegas Master Plan. On May 17, 2000 the City Council approved a request for a General Plan Amendment (GPA-0004-00) from L (Low Density Residential) to O (Office) of approximately 6.53 acres on the east side of Lamb Boulevard, south of Stewart Avenue, which is where the subject site is located. The adjacent lot to the north (204 North Lamb Boulevard) is also developed with an existing single-family dwelling and has similar zoning and general plan designation. The lot to the south (152 North Lamb Boulevard) is developed with an existing office development and is zoned P-R (Professional Office and Parking) with the O (Office) general plan designation.

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The subject 0.17 acre site is zoned R-1 (Single Family Residential) with a O (Office) General Plan Land use designation and is developed with an existing single-family dwelling. The purpose of the R-1 zoning district is to provide for the development of single family detached dwellings in a suburban setting. The O (Office) designation allows small lot office conversions as a transition from residential and commercial uses and for large planned offices, compatible zoning districts are the P-O (Professional Office) and O (Office) zoning districts.

The proposed P-O (Professional Office) zoning district is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. The P-O zoning district is consistent with the Office category of the General Plan.

Staff notes the requested P-O zoning district is consistent with the existing O (Office) General Plan designation and development within the surrounding area. However, the applicant has not submitted development plans via Site Development Plan Review, which will exhibit how the existing single-family dwelling will be converted into a commercial office development. Furthermore, if the site is rezoned to P-O (Professional Office) which does not allow residential uses, and the structure is not converted to commercial this would result in a non-conforming use.

Pursuant to Title 19.18 Non-Conforming Uses are defined as “Any legally pre-existing use of land which is inconsistent with the provisions of this Title, or an amendment thereto.” Pursuant to Title 19.14.010, “It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival.” Due to the fact the proposed Rezoning may result in a non-conforming use on the subject site, staff has determined the proposed P-O (Professional Office) zoning district is not compatible with the existing residential and commercial developments in the area; therefore, staff recommends denial of this request.

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**FINDINGS (24-0185-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The proposed Rezoning from R-1 (Single Family Residential) to P-O (Professional Office) is in conformance with the existing O (Office) General Plan Designation under the East Las Vegas area of the Las Vegas 2050 Master Plan. However, staff does not support the requested Rezoning because the applicant has not submitted development plans via Site Development Plan Review, which will exhibit how the existing single-family dwelling will be converted into a commercial office development. Staff notes this rezoning request may create a non-conforming single family dwelling within the proposed P-O (Professional Office) zoning district that only allows commercial land uses.

**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.**

Staff has determined that the proposed P-O (Professional Office) zoning district is consistent with the existing O (Office) General Plan Land Use designation and the surrounding area. The proposed P-O (Professional Office) zoning district is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. Pursuant to approved General Plan Amendment (GPA-0004-00) from L (Low Density Residential) to O (Office) the east side of Lamb Boulevard, south of Stewart Avenue, is intended to be developed with low-intensity office uses due to the increased vehicular traffic through that area.

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

Growth and development factors in the community warrant the appropriateness of the proposed P-O (Professional Office) zoning district on the subject site. However, as stated previously the applicant has not submitted development plans via Site Development Plan Review, which will exhibit how the existing single-family dwelling will be converted into a commercial office development that will comply with Title 19.08 commercial development standards.

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

The site is accessed by Lamb Boulevard, which will provide adequate capacity to serve the existing site.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/12/62	The Board of City Commissioners approved a request for a Rezoning (Z-0117-62) from R-R (Rural Residence) to R-1 (Single Family Residence) for property generally located on the north side of Charleston Boulevard, between Nellis Boulevard and Lamb Boulevard.
05/17/00	The City Council approved a request for a General Plan Amendment (GPA-0004-00) from L (Low Density Residential) to O (Office) of approximately 6.53 acres on the east side of Lamb Boulevard, south of Stewart Avenue.
01/12/04	A Code Enforcement case (CE-8467) was processed for wrecked junk black truck in the front yard area at 200 North Lamb Boulevard. The case was resolved on 01/29/04.
05/01/07	A Code Enforcement case (CE-52834) was processed for wood and trailer in the front yard 200 North Lamb Boulevard. The case was resolved on 05/10/07.
12/30/09	A Code Enforcement case (CE-85258) was processed for a broken fence in the backyard and window on side of the house that is broken at 200 North Lamb Boulevard. The case was resolved on 01/19/10.
04/26/10	A Code Enforcement case (CE-89862) was processed for three oversized political signs in the front yard at 200 North Lamb Boulevard. The case was resolved on 04/27/10.
12/07/10	A Code Enforcement case (CE-96656) was processed for five oversized political signs in the front yard at 200 North Lamb Boulevard. The case was resolved on 12/08/10.
12/04/13	A Code Enforcement case (CE-135923) was processed for junk vehicles in the driveway at 200 North Lamb Boulevard. The case was resolved on 12/24/13.
11/19/14	A Code Enforcement case (CE-148248) was processed for an inoperable vehicle, dead vegetation trimmings in front yard and oil containers on side of home at 200 North Lamb Boulevard. The case was resolved on 01/21/15.
04/07/17	A Code Enforcement case (CE-177177) was processed for yard sale of new items at 200 North Lamb Boulevard. The case was resolved on 04/15/17.

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<b><i>Most Recent Change of Ownership</i></b>	
09/02/22	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
05/06/03	A building permit (#1-16592) was issued for inspection management program (Starr Home Care) at 200 North Lamb Boulevard. The permit has not been finalized.

<b><i>Pre-Application Meeting</i></b>	
03/28/24	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning on the subject site.

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

<b><i>Field Check</i></b>	
12/26/24	During a routine site visit, staff noted that parking lot improvements have been done to the front yard, which have not been approved by entitlements or issued building permits.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.17

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Residential, Single-Family Detached	O (Office)	R-1 (Single Family Residential)
North	Residential, Single-Family Detached	O (Office)	R-1 (Single Family Residential)
South	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
East	Residential, Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Residential, Multi-Family	ML (Medium-Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units per Acre)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

***Pursuant to 19.08.050, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Width	60 Feet	62 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side (north)	5 Feet	5 Feet	Y
• Side (south)	5 Feet	5 Feet	Y
• Rear	15 Feet	37 Feet	Y
Max. Lot Coverage	50 %	29 %	Y
Max. Building Height	2 Stories or 35 Feet	One Story Feet	Y

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<b><i>Existing Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
R-1 (Single Family Residential)	1 du/lot	1 du/lot
<b><i>Proposed Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
P-O (Professional Office)	N/A	N/A
<b><i>Existing General Plan</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
O (Office)	N/A	N/A
<b><i>Proposed General Plan</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
N/A	N/A	N/A

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