



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0186-ZON1	Staff recommends DENIAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 480

PROTESTS 0

APPROVALS 0

Staff Report Page One
April 8, 2025 - Planning Commission Meeting

**** 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 212 North Lamb Boulevard.

ISSUES

- A Site Development Plan Review has not been submitted for this site, which would exhibit more specific future development characteristics such as any new structures or lot reconfiguration.
- 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 south (208 North Lamb Boulevard) is also developed with an existing single-family dwelling and has similar zoning and general plan designation. The lot to the north (216 and 220 North Lamb Boulevard) is developed with an existing medical office development and is zoned P-R (Professional Office and Parking) with the O (Office) general plan designation.

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.

Staff Report Page Two
April 8, 2025 - Planning Commission Meeting

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.

FINDINGS (24-0186-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.

Staff Report Page Three
April 8, 2025 - Planning Commission Meeting

- 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.

- 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.

Staff Report Page Four
April 8, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
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.
01/14/04	A Code Enforcement case (CE-8637) was processed for wood and boxes being stored in the driveway and side yard area at 212 North Lamb Boulevard. The case was resolved on 02/06/04.
06/12/06	A Code Enforcement case (CE-43145) was processed for lots of antennas that are ready to fall at 212 North Lamb Boulevard. The case was resolved on 07/24/06.
02/21/07	A Code Enforcement case (CE-50680) was processed for refuse all over the yard at 212 North Lamb Boulevard. The case was resolved on 03/02/07.
06/18/09	A Code Enforcement case (CE-79221) was processed for buying and selling vehicles out of this address at 212 North Lamb Boulevard. The case was resolved on 07/28/09.
08/03/09	A Code Enforcement case (CE-80453) was processed for auto sales on the weekends at 212 North Lamb Boulevard. The case was resolved on 08/31/09.
11/22/10	A Code Enforcement case (CE-96379) was processed for cars in the driveway, especially on Saturday and Sunday at 212 North Lamb Boulevard. The case was resolved on 12/06/10.
02/11/25	The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz).

<i>Most Recent Change of Ownership</i>	
10/31/22	A deed was recorded for a change in ownership.

Staff Report Page Five
April 8, 2025 - Planning Commission Meeting

Related Building Permits/Business Licenses	
04/20/06	A building permit (#R-63990) was issued to replace all wires from weather head to meter per NV Power at 212 North Lamb Boulevard. The permit was finalized on 07/20/06.
02/06/09	A building permit (#R-132949) was issued to replace the HVAC same for same at 212 North Lamb Boulevard. The permit has not been finalized.

Pre-Application Meeting	
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.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/26/24	During a routine site inspection staff observed a well maintained single-family dwelling.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Residential, Single-Family Detached	O (Office)	R-1 (Single Family Residential)
North	Clinic	O (Office)	P-R (Professional Office and Parking)
South	Residential, Single-Family Detached	O (Office)	R-1 (Single Family Residential)
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)

Staff Report Page Six
April 8, 2025 - Planning Commission Meeting

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
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 %	30 %	Y
Max. Building Height	2 Stories or 35 Feet	One Story Feet	Y

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

Staff Report Page Seven
April 8, 2025 - Planning Commission Meeting

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