



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS LAS VEGAS, LLC -
OWNER: WYANDOTTE HOLDINGS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0176-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 191 (by City Clerk)

PROTESTS 0

APPROVALS 1

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to rezone one parcel totaling 7.68 acres generally located at the southwest corner of Teddy Drive and Rancho Drive from R-1 (Single Family Residential) and C-1 (Limited Commercial) to C-1 (Limited Commercial) zoning district.

ISSUES

- There are no proposed development plans submitted with this request at this time.

ANALYSIS

The applicant is requesting to rezone one 7.68 acre parcel with split R-1 (Single Family Residential) and C-1 (Limited Commercial) zoning to C-1 (Limited Commercial) zoning district. Currently, the majority of the subject site is zoned C-1 (Limited Commercial) and is developed with three existing commercial buildings. The structures are utilized as a Commercial Recreation Indoor Facility (Basketball Academy), Child Care Facility and Maintenance Building. The portion of the site that is zoned R-1 (Single Family Residential) is approximately 337 feet long and 103 feet wide and is located on the southwestern perimeter of the site. This portion of the site is currently undeveloped.

The subject site currently has a General Plan designation of TOD-2 (Transit Oriented Development - Low). The TOD-2 land use designation was newly adopted with the 2050 City of Las Vegas Master Plan, and is intended to facilitate developments of a moderate intensity, mixed use, transit oriented development and be suitable for current and future bus rapid transit corridors. Also, the subject site is located adjacent to existing single-family detached dwellings and multi-family dwellings to the west of the subject site, which are zoned R-1 (Single Family Residential) and R-4 (High Density Residential). The north perimeter of the site is adjacent to an existing Hotel/Casino (Palace Station) development, which is zoned C-1 (Limited Commercial) and the southern perimeter of the site is adjacent to an existing taxi yard that is zoned M (Industrial). The subject site is located directly adjacent to Interstate 15, which is located across Rancho Drive to the east of the subject site.

Staff recommends approval, as the requested zoning change to the C-1 (Limited Commercial) zoning district conforms with the existing TOD-2 (Transit Oriented Development - Low) General Plan Designation and surrounding properties, particularly

Staff Report Page Two
July 20, 2022 - City Council Meeting

the adjacent parcel to the north and south of the subject site. If denied, the property would remain split zoned with both R-1 (Single Family Residential) and C-1 (Limited Commercial) zoning designations.

FINDINGS (22-0176-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 C-1 (Limited Commercial) zoning district conforms to the existing TOD-2 (Transit Oriented Development - Low) General Plan designation which allows commercial developments of a moderate intensity, mixed use and transit oriented developments. The area is intended to be utilized by commercial land uses that provide shopping, services, dining, employment, residential and office uses (especially on upper floors), and civic uses, which are consistent with the proposed C-1 (Limited Commercial) zoning district.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The uses allowed in the proposed C-1 (Limited Commercial) zoning districts are compatible with the surrounding land uses to the north and south of the subject site.

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

The proposed C-1 (Limited Commercial) is an appropriate zoning designation, which will allow conformance with the existing TOD-2 (Transit Oriented Development - Low) designation within the Charleston Area of the 2050 Master 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 subject sites vehicular and pedestrian access will remain from Teddy Drive and Rancho Drive, which are adequate in size to service the subject site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
08/19/70	The Board of Zoning Adjustment denied an appeal of a Variance (V-0028-70) to allow a 14-foot space width where 20 feet is required; an eight-foot clearance between trailers where 10 feet is required; 60-watt lighting where 100-watt is required; to allow tents in lieu of trailers; to delete sewer facilities for 102 stalls; to delete water facilities and allow a retail store on property generally located on the west side of Interstate 15, approximately 1,050 feet south of Sahara Avenue.
08/14/86	The Planning Commission approved Rezoning (Z-0061-86) from R-1 (Single Family Residential) and R-MHP (Residential Mobile Home Park) to C-1 (Limited Commercial) for a proposed parking and engineering building on property located at 2401 Kings Way [generally located along the west side of Rancho Drive, north of the City Limit (Edna Avenue alignment)].
12/17/86	The City Council approved a request for a Variance (V-0104-86) to allow the construction of three (3) Off-Premise (Billboard) Signs, and to allow the signs to have a height of 65 feet where 40 feet is the maximum allowed on property located at 2401 Kings Way. *The City Council amended the approval for the two northerly signs with the third sign (most southerly) to be held in abeyance and the applicant to apply for a variance to allow the southerly sign to be located 400 feet from the sign to the north and photo to be provided to Council in regard to sight lines on property located at 2401 Kings Way.*
05/20/87	The City Council approved a request for a Variance (V-0001-87) to allow the construction of an Off-Premise (Billboard) Sign, with a height of 65 feet where 40 feet is the maximum height allowed and to allow the sign 400 feet from another Off-Premise (Billboard) Sign where a 500-foot separation is required on property located at 2401 Kings Way.
06/12/92	The City Council approved a Required Five Year Review [V-0001-87(1)] on an approved Variance on property located at 2800 South Rancho Drive which allowed a 65-foot Tall, 14-foot x 48-foot Off-Premise (Billboard) Sign, 400 feet from another Off-Premise (Billboard) Sign where 750 feet is the minimum distance separation required.
06/23/97	The City Council approved a Required Five Year Review [V-0001-87(2)] on an approved Variance on property located at 2800 South Rancho Drive which allowed a 65-foot Tall, 14-foot x 48-foot Off-Premise (Billboard) Sign, 400 feet from another Off-Premise (Billboard) Sign where 750 feet is the minimum distance separation required.

Staff Report Page Four
July 20, 2022 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
02/26/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-3724) for a basketball gymnasium and waivers of glazing, building placement, 15 foot wide landscape planter along street frontages, and parking lot landscape fingers on 1.68 acres adjacent to the southwest corner of Rancho and Teddy Drives.
08/18/21	The City Council approved a request for a General Plan Amendment (21-0326-GPA1) from C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industry/Research) to TOD-2 (Transit Oriented Development-2) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west. The Planning Commission recommended approval of the request.
06/21/22	The Planning Commission (5-1 vote) recommends APPROVAL on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on a portion of 7.68 acres generally located at the southwest corner of Teddy Drive and Rancho Drive (APN 162-08-610-104), Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
10/16/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/14/00	A building permit (#15055) was issued for a certificate of occupancy for a child care center at 2750 South Rancho Drive. The permit was completed on 05/06/05. The permit has not been finalized.
08/2/00	A building permit (#15738) was issued for a certificate of occupancy for a child care center at 2750 South Rancho Drive. The permit was completed on 05/06/05. The permit has not been finalized.
11/20/00	A building permit (#21069) was issued for a certificate of occupancy for a child care center at 2750 South Rancho Drive. The permit was completed on 05/06/05. The permit has not been finalized.
11/12/04	A building permit (#4021238) was issued for a new steel prefabricated sports center at 2730 South Rancho Drive. The permit was completed on 05/06/05.
02/28/05	A building permit (#F-31708) was issued for a fire sprinkler system at 2730 South Rancho Drive. The permit was finalized on 12/27/07.

Staff Report Page Five
July 20, 2022 - City Council Meeting

Related Building Permits/Business Licenses	
04/13/05	A building permit (#C-40323) was issued for a CLV block wall for a trash enclosure at 2730 South Rancho Drive. The permit was finalized on 05/06/05.
05/17/05	A business license (#N31-00188) was issued for Community Services (Tarkanian Basketball Academy) at 2730 South Rancho Drive. The license is still active.
Related Building Permits/Business Licenses	
05/17/05	A business license (#B23-00014) was issued for a Banquet or Event Establishment (Tarkanian Basketball Academy) at 2730 South Rancho Drive. The license is still active.
08/02/06	A building permit (#6005032) was issued for an office remodel inside an existing sports center at 2730 South Rancho Drive. The permit has not been finalized.
05/13/14	A business license (#G62-04201) was issued for a Cosmetology Establishment (Ballin Fades) at 2730 South Rancho Drive. The license is still active.
04/27/15	A building permit (#C-285651) was issued for a pole sign at 2800 South Rancho Drive. The permit was finalized on 12/24/15.
	A building permit (#C-285652) was issued for a pole sign at 2800 South Rancho Drive. The permit was finalized on 12/24/15.
07/23/21	A business license (#G69-04494) was issued for General Services - Counter/Office (Coin Cloud) at 2730 South Rancho Drive. The license is still active.

Pre-Application Meeting	
03/24/22	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning four parcels of land.

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

Field Check	
05/05/22	During a routine site inspection staff observed a commercial development with an existing Commercial Recreation (Indoor) Facility, Child Care Facility and storage building. Staff noted that interior parking lot landscaping materials have been removed from parking islands throughout the subject site. The issued has been forwarded to the Department of Planning - Code Enforcement division for review.

Staff Report Page Six
July 20, 2022 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	7.68

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Child Care Facility	TOD-2 (Transit Oriented Development - Low)	C-1
	Maintenance Building		
	Sports Complex		R-1 (Single Family Residential)
	Undeveloped		
North	Multi-Family Residential	TOD-2 (Transit Oriented Development - Low)	R-4 (High Density Residential)
South	Office, Other than Listed	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
	Taxi Yard		
East	Interstate 15	ROW (Right-Of-Way)	ROW (Right-Of-Way)
West	Single Family Detached Dwellings	TOD-2 (Transit Oriented Development - Low)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Charleston	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Seven
July 20, 2022 - City Council Meeting

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential) and C-1 (Limited Commercial)	N/A	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
TOD-2 (Transit Oriented Development -2)	N/A	N/A

<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>
Rancho Drive	Primary Arterial (with Limited Access)	Master Plan of Streets and Highways Map	50	Y
Teddy Drive	Local Street	Title 13	80	Y