



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: ZELZAH SHRINE TEMPLE, INC.

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
22-0186-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 225

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a stand-alone Rezoning request from R-1 (Single Family Residential) and R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 2.26 acres located on the north side of Sahara Avenue, 305 feet east of Eastern Avenue.

ISSUES

- Code Enforcement Case (#CE22-02522) was opened regarding unpermitted outdoor storage at the subject site on 05/19/22. The case remains open.

ANALYSIS

The subject 2.26-acre site is currently undeveloped and split zoned R-1 (Single Family Residential) and R-2 (Medium-Low Density Residential). It is subject to Title 19 development standards. The lot is surrounded by commercial uses and a city park to the north. The applicant requests to rezone the lot from R-1 (Single Family Residential) and R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial). Per the submitted justification letter, the rezoning is requested to allow a future mapping action that would combine a portion of the lot with the adjacent parcel to the west.

The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District conforms with the existing land use designation of TOD-2 (Transit Oriented Development – Low).

As the subject Rezoning request conforms with Title 19 and the 2050 Las Vegas Master Plan, staff recommends approval of Rezoning (22-0186-ZON1).

FINDINGS (22-0186-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 C-1 (Limited Commercial) zoning district conforms with the existing land use designation of TOD-2 (Transit Oriented Development – Low)

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 low intensity commercial uses that would be allowed within the C-1 (Limited Commercial) zoning district are compatible with the existing commercial uses in the surrounding 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 C-1 (Limited Commercial) zoning district on the subject site.

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 is accessed from Sahara Avenue, a 100-foot Primary Arterial which is adequate in size to meet the needs of the proposed zoning district.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/15/21	Parcel Map (#100187-PMP) was denied by the Department of Planning due to the need for the subject Rezoning.
05/19/22	The Department of Planning - Code Enforcement Division opened Case (#CE22-02522) regarding unpermitted outdoor storage at the subject site. The case remains open.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.26 acres located on the north side of Sahara Avenue, 305 feet east of Eastern Avenue (APN 162-01-401-004), Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
08/23/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note.	

<i>Pre-Application Meeting</i>	
03/30/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Rezoning.

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

<i>Field Check</i>	
05/12/22	Staff conducted a routine field check and found an undeveloped lot. Unpermitted outdoor storage was found and this was forwarded to the Code Enforcement Department for further action.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.26

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	TOD-2 (Transit Oriented Development – 2)	R-1 (Single Family Residential)
			R-2 (Medium-Low Density Residential)
North	City Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)
South	General Retail, Other than Listed	CM (Corridor Mixed-Use) – Clark County	C-2 (General Commercial) – Clark County
East	Restaurant	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
West	General Retail, Other than Listed	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
	Restaurant		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
2050 Master Plan Area: Downtown South	Y or N
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<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 Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	98,445 SF	Y
Min. Lot Width	100 Feet	130 Feet	Y

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Existing Zoning	Permitted Density	Units Allowed
R-1 (Single Family Residential)	1	1
R-2 (Medium-Low Density Residential)	6-12 du/acre	27
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
TOD-2 (Transit Oriented Development – 2)	<30 du/acre	67

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y